PUBLIC HEARING BOARD OF HOUSING QUALITY APPEALS CITY HALL McCLOSKEY CONFERENCE ROOM February 09, 2011

4:00 P.M.

l.	ROLL CA	<u>LL</u>
II.	REVIEW (DFSUMMARY – November 10, 2010, pp. 2-4
Ш.	OLD BUS	<u>INESS</u>
	10-TV-98	1000 S. Basswood North Circle , Basswood Apartments. Request an extension of time to complete repairs. Previously heard November 10, 2010. pp. 5-27
IV.	NEW BUS	<u>SINESS</u>
	11-TV-14	419 , 443 , 453 , 459 , 461 , 517 , 522 , 524 , 525 , 530 , 531 , 534 , 538 , 542 , 543 , 545 , 546 , 548 , 551 , 554 , 555 and 567 W. Hoosier Court Avenue, Marquette Management, Inc. Request an extension of time to complete repairs. pp. 28-213
	11-TV-15	582 E. Graham Place , Muhammad Rana. Request an extension of time to complete repairs. pp. 214-220
	11-TV-16	[WITHDRAWN] 208 N. Fairview Street , Barbara McKinney. Request an extension of time to complete repairs.
	11-V-17	[WITHDRAWN] 902 W. Country Club Drive , Rick Lykins, Request a modification or exception to the Property Maintenance Code.
	11-TV-18	920 S. Manor Road , Mark Moseman, Request an extension of time to complete repairs. pp. 221-225
	11-TV-19	3711 W. Parkview Drive , Jeanne Walters Real Estate. Request an extension of time to complete repairs. pp. 226-231
	11-TV-21	1429 S. Washington Street , Michael O'Connor. Request an extension of time to complete repairs. pp. 232-271
	11-AA-22	1200 N. Washington Street , Mark Webb. Request relief from an administrative decision. pp. 272-279
	11-TV-23	700-864 S. Clarizz Boulevard , Abodes, Inc. Request an extension of time to complete repairs. pp. 280-288
V	CENEDAL	DISCUSSION

V. GENERAL DISCUSSION

BHQA Consent agenda memo pp. 289-290

Proposed Amendment to BHQA By-Laws, Consent Agenda p. 291

VI. PUBLIC COMMENT

VII. ADJOURNMENT

SUMMARY

B.H.Q.A. MEETING OF NOVEMBER 10, 2010

MEMBERS PRESENT: Sandi Cole, Kris Floyd, Elizabeth Gallman, Susie Hamilton, Nikki Johnson, Justin

Polston, Ryan Stauser

STAFF PRESENT: Lisa Abbott, Daniel Bixler, Robert Hoole, Maria McCormick, Norman Mosier, Sean

Person, Jo Stong (HAND), Patty Mulvihill (Legal)

OTHERS PRESENT: Cynthia Brubaker (Middle Way House), Judith Granbois (Deer Task Force), Chris

Hawes (Mallory Hawes, LLC), Sheri Hillenburg (Elkins Apartments), Doug Horn (MCAA), Dan New, Gale Ray (Colonial Crest Apartments), Dan Watson (Watson

Home Improvement), Sue Zabriskie (320 W. Dodds Street)

II. PETITIONS

320 W. Dodds Street, Susan Zabriskie, 10-AA-96. The petitioner, Susan Zabriskie, was present to request relief from an administrative decision concerning designation as a rental property. Staff recommendation was to grant the request as long as Christian Zabriskie resides at the property. Cole made a motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 7-0. The request is granted.

703 W. Gourley Pike, Colonial Crest, 10-TV-68. The petitioners, Gale Ray and Dan New, were present to request an extension of time to complete repairs. This had been previously heard on July 14, 2010 and granted an extension of time to July 31, 2010 for (1) all smoke detector and fire extinguisher repair/replacement, and repair of the broken window in Apartment 42, and (2) an October 14, 2010 deadline for all other violations. Staff recommendation was to grant the request with the conditions that the ground conductor for electrical service at unit 189 be properly reconnected and reinspected no later than November 17, 2010 and all other items be completed and reinspected no later than January 25, 2011. Floyd made a motion to grant the request with a March 1, 2011 deadline in place of the recommended January 25, 2011 deadline. Cole seconded. Motion passed, 7-0. Request granted.

504 E. 9th **Street, Terry & Janice Elkins, 10-TV-106.** The petitioner, Sherri Hillenburg, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a December 10, 2010 deadline and deny the request to waive BHQA fee. Gallman made a motion to grant the request with a March 1, 2011 deadline. Cole seconded. Floyd made a friendly amendment to grant the request to waive the fee. Gallman seconded. Amendment passed, 7-0. Motion passed, 7-0. Request granted.

508 E. 14th Street, Terry & Janice Elkins, 10-TV-107. The petitioner, Sherri Hillenburg, was present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a December 10, 2010 deadline and deny the request to waive BHQA fee. Cole made a motion to grant the request with a March 1, 2011 deadline and waive the fee. Floyd seconded. Motion passed, 7-0. Request granted.

204 N. Walnut Street, Mallory Hawes, LLC, 10-TV-99. The petitioner, Christopher Hawes, was present to request an extension of time to complete repairs. The petitioner asked for an extension of time to complete repairs on the windows. The windows were not part of the request on the appeal application form filled out by the petitioner. Staff recommendation was to deny the request for extension of time and set a November 12, 2010 deadline for completion of repairs on the windows. Floyd made a motion to grant the request for extension of time to complete repairs on the windows with a January 12, 2011 deadline. Gallman seconded. Motion passed, 7-0. Request granted. The items specified on the application were then to be raised at the General Discussion per the request of the petitioner.

- **320 S. Washington Street, Middle Way House, Inc., 10-TV-105.** The petitioner, Cynthia Brubaker, was present to request an extension of time to complete repairs. Lisa Abbott, director of H.A.N.D., noted in the interest of full disclosure, the property has H.A.N.D. funds invested in it from the affordable housing component of the department, including funds specifically designated for the elevators in question for the extension of time. Staff recommendation was to grant the request for extension of time with a May 10, 2011 deadline. Cole made a motion to grant the request per staff recommendation. Floyd seconded. Motion passed, 7-0. Request granted.
- **121 N. Glenwood Avenue West, Baker Sammander, 10-TV-97.** The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a December 10, 2010 deadline. Floyd made a motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 7-0. Request granted.
- **1000 S. Basswood North Circle, Basswood Apartments, 10-TV-98.** The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a December 31, 2010 deadline. Floyd made a motion to grant the request per staff recommendation. Strauser seconded. Motion passed, 7-0. Request granted.
- **2567-71 S. Addisyn Lane, Trina Starnes, 10-TV-100.** The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a January 15, 2011 deadline only for the windows. Gallman made a motion to grant the request per staff recommendation. Cole seconded. Motion passed, 7-0. Request granted.
- **718 W. Dodds Street, Vicky Holdeman, 10-V-101.** The petitioner was not present to request a modification or exception to the Housing Property Maintenance Code concerning bedroom size. Staff recommendation was to table this item until the next meeting. Floyd made a motion to table. Cole seconded. Motion passed, 7-0. Request tabled until the December 2010 meeting.
- **2470 S. Brittany Lane, R. Michael Peek, 10-TV-102.** The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a January 10, 2011 deadline. Floyd made a motion to grant the request per staff recommendation. Cole seconded. Motion passed, 7-0. Request granted.
- **1202 N. Lincoln Street, HAND, 10-RV-103.** The petitioner, HAND, requested rescinding the variance. The owner of the property was notified of the request. The variance is no longer needed. Staff recommendation was to grant the request. Cole made a motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 7-0. Request granted.
- **113-113** ½ **S. Grant Street, Fortune Properties, 10-TV-104.** The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a February 10, 2011 deadline. Cole made a motion to grant the request per staff recommendation. Floyd seconded. Motion passed, 7-0. Request granted.
- **1912 E. 3**rd **Street, Gi-Chae Lee, 10-AA-108.** The petitioner was not present to rrequest relief from an administrative decision concerning designation as rental property. Staff recommendation was to grant the request with the condition the Church continues to use the property for the pastor and their family to reside at the property. Gallman made a motion to grant the request per staff recommendation. Hamilton seconded. Johnson asked for clarification on the status of properties owned by religious organizations. Gallman withdrew her motion. Hamilton withdrew her second. Cole made a motion to table. Floyd seconded. Motion passed, 7-0. Request tabled until the December 2010 meeting.
- **422 W. Northlane Drive, Action Property Management, 10-TV-109.** The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a January 15, 2011 deadline only for the windows. Cole made a motion to grant the request per staff recommendation. Hamilton seconded. Motion passed, 7-0. Request granted.
- 117 N. Fairview Street, Tom Gallagher, 10-TV-110. The petitioner was not present to request an

extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a December 10, 2011 deadline. Cole made a motion to grant the request per staff recommendation. Floyd seconded. Motion passed, 7-0. Request granted.

2582, **2590**, **2595**, **2598** & **2602** S. Addisyn Lane, Blackwell Rentals, 10-TV-111. The petitioner was not present to request an extension of time to complete repairs. Staff recommendation was to grant the request for extension of time with a January 15, 2011 deadline only for the windows. Cole made a motion to grant the request per staff recommendation. Gallman seconded. Motion passed, 7-0. Request granted.

III. GENERAL DISCUSSION

Next meeting will require a vote on the election of officers for 2011.

IV. PUBLIC COMMENT

204 N. Walnut Street, Mallory Hawes. Concerning a solution to compliance for bedrooms in property. Christopher Hawes, owner, was asking for a solution to allow compliance of rooms in property to be used as bedrooms. He has owned the property for 10 years and has installed fire escapes to resolve the issue. Lisa Abbott stated that there is a 1986 memo from the State Building Department stating these rooms cannot be used as bedrooms or for sleeping purposes. Every permit issued by H.A.N.D. for this property has had this stated on it. H.A.N.D. cannot comply the rooms. The recourse for the petitioner is to apply to the state for a variance or receive permission from the state to use the rooms as bedrooms or for sleeping purposes. City can't grant compliance unless the State allows it.

V. ADJOURNMENT

Cole made a motion to adjourn. Gallman seconded. Motion passed, unanimously. Meeting adjourned at 5:20 PM.



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

10-TV-98 (old)

Address:

1000 Basswood Circle

Petitioner:

Scott May-Basswood Apartments

Inspector:

Mosier/Person

Staff Report:

26 July 2010 - Cycle Inspection conducted 22 September 2010 - Received BHQA Appeal

22 December 2010 – Received New Appeal (additional extension of time)

03 March 2011 - Scheduled interior re-inspection

It was noted during the cycle inspection that several buildings have missing shingles, fascia boards and trim. Repair or replacement of deteriorated or loose handrails on second level balconies was required. Some structural repairs of balconies on the 2nd level were also cited along with the removal of dead trees, in addition to the interior violations. The petitioner is requesting an extension of time to complete these repairs.

Staff recommendation: Grant the extension of time.

Conditions:

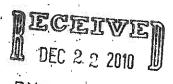
All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Indiana Legal Department for further action including the possibility of fines.

Compliance Deadline: March 31, 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report.



Application for Appeal
To The
Board of Housing Quality Appeals.
P.O. Box 100
Bloomington, IN 47402
812-349-3420



Peritioner's Name Basywood apartments / alexa C. Ha	nuc' Property Marage
Petitioner's Address & Phone Number 1000 Basswood Cucle	more of
Owner's Name: SCOT & Mary	
Owner's Address & Phone Number: 1000 Basswood Cucle	
Address of Property: 1000 Basswood Cucle	
Occupant(s) Name(s):	•
The following conditions must be found in each case in order for the Board to consider the request: 1. That the value of the area shout the property to which the exception is to apply will not be adversely affected. 2. That the exception is consistent with the intent and purpose of the bousing code and promotes public health, safety, and general wolfare.	
A. An extension of time to complete repairs. (Petition type: TV) Specify the items that need the extension of time to complete Explain why the extension is needed Specify the time requested B. A medification or exception to the Housing Property Maintenance Code. (Petition type: V) Specify the code reference number you are appealing Detail why you are requesting the variance Specify the medifications and or alterations you are suggesting C. Rollef from an administration decision. (Petition type: AA) Specify the decision being appealed and the relief you are seeking D. Reseded a variance. (Petition type: RV) Detail the existing variance Specify the reason the variance is no longer needed	
Signature: Mexical Manue (0.00)),
Name (print): HEXIA C. HAMRIC Potition Number:	
(Please use the reverse side for further explanation and/or request).	

6



Application for Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420

asc write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or fication(s) for your request, the amount of time needed to bring the property into compliance, as well as any diffications and/or alterations you are suggesting.) UNALL MAD DUMPLES

' Date:



City of Bloomington Housing and Neighborhood Development

Cycle Report

4493

OWNERS

MAY, SCOTT G. 701 SUMMITVIEW PLACE BLOOMINGTON, IN 47401

AGENT

BASSWOOD, LLC 1000 BASSWOOD CIRCLE BLOOMINGTON IN 47403

Prop. Location: 1000 S BASSWOOD CIR

Date Inspected: 07/26/2010 Inspectors: Mosier/Person Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 240 / 10

Number of Bedrooms: 1 & 2 Max # of Occupants: 2 & 4 Foundation Type: Slab

Attic Access: Yes

Accessory Structure: Maint. Garage

NOTE:

Room dimensions are in the file or listed on the previous cycle inspection report.

Only Units/Rooms with violations shall be listed on this report.

GENERAL STATEMENTS:

Egress window dimensions are as follows:

Existing Egress Window Measurements: Single hung: Const. Yr. - 1990

Height: 26 inches Width: 32 inches Sill Height: 24 inches

Openable Area: 5.77 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

8

GENERAL STATEMENTS – (Continued)

Properly label electrical service/meter disconnects with corresponding unit numbers. PM-701.2

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. PM-303.2

Repair all A/C quick disconnect couplings at base of quick disconnect box. PM-605.1

INTERIOR:

BLDG#1

Unit 1434

Bathroom:

Repair or replace exhaust fan so that it functions as intended, loud. PM-603.1

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

Unit 1436

Living Room:

Repair the broken handle on the sliding glass door. PM-303.15

Unit 1446

Balcony:

Replace the deteriorated siding on the wall of the storage shed. PM-303.6

Unit 1442

Bathroom:

Determine the source and eliminate the water leak, under the sink. PM-504.1

Unit 1416

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Laundry Closet:

Connect the dryer exhaust so that it vents to the exterior of the building envelope. PM-403.5

Unit 1430

Kitchen:

Repair the garbage disposal to function as intended, stuck. PM-603.1

Kitchen:

Mount the fire extinguisher on the wall. A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Unit 1406

Bathroom:

Properly repair the sink drain to function as intended, slow. PM-504.1

Unit 1412

Bathroom:

Properly repair the sink drain to function as intended, slow. PM-504.1

Unit 1410

Living Room:

Repair the sliding glass door to open easily. PM-303.15

Kitchen:

Mount the fire extinguisher on the wall. A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Unit 1408

Bathroom:

Determine the source and eliminate the water leak, under the sink. PM-504.1

BLDG#3

Unit 1300

Hall Bath:

Determine the source and eliminate the water leak, under the sink. PM-504.1

Unit 1304

Master Bath:

Replace the defective GFCI, won't trip. PM-605.1

Unit 1306

Master Bath:

Properly repair the sink drain to function as intended, slow. PM-504.1

Unit 1310

Bathroom:

Determine the source and eliminate the water leak, under the sink. PM-504.1

Bathroom:

Clean and service the exhaust fan so that it functions as intended. PM-603.1

Water Heater Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. PM-505.4

Unit 1312

Kitchen:

Replace the defective GFCI to the left of the sink. PM-605.1

Common Hallway:

Replace the damaged interior door on the second level, west end of hallway. PM-304.6

Unit 1322

Bathroom:

Replace the loud exhaust fan. PM-603.1

Secure the toilet to its mountings. PM-504.1

2nd Bedroom:

Replace the damaged door. PM-304.6

Unit 1320

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

Bathroom:

Properly repair the toilet not to run constantly. PM-504.1

Unit 1318

Living Room:

Replace the missing protective cover for the light fixture. PM-605.1

Kitchen:

Tighten both of the loose GFCI receptacles, to the left and right of the sink. PM-605.1

1st Bedroom:

Replace the defective receptacle on the north wall. PM-605.1

Unit 1316

1st Bedroom:

Repair the window to unlatch properly, latches are stiff, difficult to open. PM-303.13.2

 $\mathfrak{H}^{-1}.$

Unit 1326

Hallway:

Repair/replace the worn carpet. PM-304.3

Water Heater Closet:

Re-attach the loose vent cover on the door. PM-304.6

Master Bath:

Properly repair the sink drain to function as intended, slow. PM-504.1

Hall bath:

Properly repair the sink drain to function as intended, slow. PM-504.1

Unit 1324

Kitchen:

Replace the defective GFCI to the right of the sink, won't trip. PM-605.1

Hall Bath:

Repair/replace the loud exhaust fan. PM-603.1

Properly repair or replace loose, curled, damaged, or missing floor covering. PM-304.4

Unit 1330

Kitchen:

Replace the defective GFCI to the right of the sink, won't trip. PM-605.1

BLDG#7

UNIT 1105 - TENANT VIOLATION - HOUSEKEEPING

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. PM-304.1.

TENANT VIOLATION:

- Reduce the amount of clutter to an average and manageable amount for a single adult. PM-304.1
- A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the exterior. Remove clutter that is obstructing access to all ingress & egress areas in a manner that will provide a minimum 36 inch wide path of travel. PM-702.1

- Provide clear and unobstructed access to all cooking, cleaning, and or sanitary facilities and fixtures. This includes but is not limited to kitchen sink and surrounding area, cooking facilities, and bathroom or sanitary fixtures/areas. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. PM-504.1
- Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the City of Bloomington Property Maintenance Code. This includes but is not limited to all windows, doors, electrical receptacles and appliances, mechanical appliances, plumbing facilities, and attic/basement areas. PM-104.4

Remove all stains splattered on walls, pick up clutter, sweep and mop floors, clean and sanitize carpet extensively.

Kitchen:

Repair the loose faucet handle. PM-504.1

Water Heater Closet:

Replace the missing doorknob. PM-304.6

Master Bedroom:

Replace the damaged trim inside the doorway. PM-304.6

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, south wall. PM-304.3

Unit 1107

Master Bath:

Properly repair the sink to function as intended, slow. PM-504.1

Unit 1103

Living Room:

Repair the sliding glass door to open easily. PM-303.15

Master Bath:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, south wall. PM-304.3

Hall Bath:

Replace the broken light switches. PM-605.1

Properly repair the sink to function as intended, slow. PM-504.1

<u>Unit 1117</u> – Electricity is turned off at the time of cycle inspection, will check at re-inspection. No other violations cited.

Master Bath:

Tighten the loose GFCI receptacle. PM-605.1

Unit 1115

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

Repair the floor of balcony, hand drive the nails that are sticking up. PM-303.10

Unit 1117

Living Room:

Repair the sliding glass door to open easily. PM-303.15

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

Unit 1127

Bath:

Properly repair the sink to function as intended, slow. PM-504.1

UNIT 1129

Living Room:

Repair the sliding glass door to open easily. PM-303.15

Unit 1123

Finish the turn over of unit, will check at re-inspection.

Unit 1133

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

Unit 1135

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. PM-303.13, PM-303.13.2

Unit 1151

Bath:

Properly repair the sink to function as intended, slow. PM-504.1

Unit 1143

Bath:

Repair/replace the loud exhaust fan. PM-603.1

Unit 1141

1st Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Unit 1157

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

Bath:

Replace the missing sink stopper assembly. PM-504.1

Unit 1153

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

Living Room:

Repair the sliding glass door to open easily. PM-303.15

BLDG 10

Unit 947

2nd Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Unit 945

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

Unit 943

1st Bedroom:

Every window shall be capable of being <u>easily opened</u> and held in position by its own hardware. PM-303.13.2

Unit 941

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

Unit 959

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

2nd Bedroom:

Replace the missing receptacle cover plate on the south wall. PM-605.1

Unit 957

Balcony:

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

1st Bedroom:

Repair/replace the worn carpet. PM-304.3

2nd Bedroom:

Repair/replace the worn carpet. PM-304.3

Unit 955

Balcony:

Replace the deteriorated flooring. PM-304.4

Unit 953

Balcony:

Replace the deteriorated wood for the handrail. PM-303.12

Kitchen:

Repair/replace the non functioning garbage disposal, and install a romax connector at base of garbage disposal. PM-504.1

Unit 933 - TENANT VIOLATION- HOUSEKEEPING

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. PM-304.1.

TENANT VIOLATION:

- Reduce the amount of clutter to an average and manageable amount for a single adult. PM-304.1
- A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the exterior. Remove clutter that is obstructing access to all ingress & egress areas in a manner that will provide a minimum 36 inch wide path of travel. PM-702.1
- Provide clear and unobstructed access to all cooking, cleaning, and or sanitary facilities and fixtures. This includes but is not limited to kitchen sink and surrounding area, cooking facilities, and bathroom or sanitary fixtures/areas. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. PM-504.1
- Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the City of Bloomington Property Maintenance Code. This includes but is not limited to all windows, doors, electrical receptacles and appliances, mechanical appliances, plumbing facilities, and attic/basement areas. PM-104.4
- ☆ Clean and sanitize entire unit. PM-304.1

Remove all clutter, clean and sanitize carpet extensively.

Unit 935

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

BLDG#2

Unit 1401 - No Access, dog: Will check at re-inspection.

Unit 1403

Kitchen:

Replace the discharged fire extinguisher. PM-704.3

Upper Level Common Hallway:

Repair the damaged door on the east end of hallway. PM-304.6

Bedroom:

Repair the window to be weather tight. The sashes shall fit snugly and properly within the frame. Replace any missing or deteriorated glazing compound. Windows shall be easily and fully openable and shall remain fully open using hardware that is part of the window. PM-303.13, PM-303.13.2

Unit 1423

Bathroom:

Properly repair the sink faucet to eliminate the constant dripping. PM-504.1

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, adjacent to tub. PM-304.3

Unit 1425

Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Unit 1427

Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Unit 1429

Bathroom:

Repair or replace exhaust fan so that it functions as intended. PM-603.1

Unit 1431

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Unit 1433

Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Bathroom:

Replace the defective GFCI receptacle. PM-605.1

Hallway:

Provide operating power to smoke detector. PM-704.1

BLDG#4

Unit 1333

Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Unit 1337 - TENANT VIOLATION - HOUSEKEEPING

TENANT VIOLATION:

- Reduce the amount of clutter to an average and manageable amount for a single adult. PM-304.1
- A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the exterior. Remove clutter that is obstructing access to all ingress & egress areas in a manner that will provide a minimum 36 inch wide path of travel. PM-702.1
- Provide clear and unobstructed access to all cooking, cleaning, and or sanitary facilities and fixtures. This includes but is not limited to kitchen sink and surrounding area, cooking facilities, and bathroom or sanitary fixtures/areas. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. PM-504.1
- Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the City of Bloomington Property Maintenance Code. This includes but is not limited to all windows, doors, electrical receptacles and appliances, mechanical appliances, plumbing facilities, and attic/basement areas. PM-104.4
- clean and sanitize entire unit. PM-304.1

Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Unit 1341

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Unit 1349

1st Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

2nd Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

1st Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

2nd Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Unit 1353

Kitchen:

Repair/replace the defective garbage disposal. PM-504.1

Unit 1369

Bathroom:

Properly repair the sink faucet to eliminate the constant dripping. PM-504.1

Replace the defective GFCI receptacle. PM-605.1

BLDG#5

Unit 1301

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Bedroom:

Replace the damaged door. PM- 304.6

Unit 1307

Furnace Closet;

Thoroughly clean and service the furnace and closet. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. PM-603.1

Kitchen:

Properly repair the sink faucet to eliminate the constant dripping. PM-504.1

Repair/replace the defective garbage disposal. PM-504.1

Unit 1309

Kitchen:

Repair the clogged garbage disposal. PM-504.1

Unit 1317

Master Bedroom:

Replace the missing protective cover for the light fixture. PM-605.1

Unit 1319

Kitchen:

Secure the cabinets to the wall, separation. PM-304.3

Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Unit 1331

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Hallway:

Provide operating power to smoke detector. PM-704.1

Master Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Unit 1329

Kitchen:

Fire extinguisher mounted too high. A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor, at the clasp. PM-704.3.

Master Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

BLDG#6

Unit 1203

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Unit 1209

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Unit 1219

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Repair/replace the non functioning garbage disposal. PM-504.1

Unit 1217

Once the interior painting is complete all light globes, cover plates and switch plates shall be reinstalled. PM-605.1

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Unit 1213

No Access, will check at re-inspection.

Unit 1231

Finish the turn over of unit, will check at re-inspection.

Unit 1225

Kitchen:

Repair/replace the non functioning garbage disposal. PM-504.1

Unit 1227

Kitchen:

Repair/replace the non functioning garbage disposal. PM-504.1

Kitchen:

Repair/replace the non functioning garbage disposal. PM-504.1

Hallway:

Repair/replace the worn carpet. PM-304.3

Unit 1249

Kitchen:

Provide operating power to smoke detector. PM-704.1

Unit 1255

Master Bedroom Closet:

Repair the drywall above the doorway. PM-304.3

Unit 1257

Hallway:

Replace the missing protective cover for the light fixture. PM-605.1

BLDG#9

Unit 920

Kitchen:

A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Unit 916

Master Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Unit 900

No Access, will check at re-inspection.

Unit 906

Kitchen:

Repair/replace the non functioning garbage disposal. PM-504.1

Unit 914

Kitchen:

Repair/replace the non functioning garbage disposal. PM-504.1

Unit 932

Kitchen:

Repair/replace the non functioning garbage disposal. PM-504.1

<u>Unit 944</u>

Hallway:

Repair or replace existing smoke detector in a manner so that it functions as intended. PM-704.1

Unit 940

Kitchen:

Repair/replace the non functioning garbage disposal. PM-504.1

Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Unit 909

Hall Bath:

Repair the toilet not to run constantly. PM-504.1

Unit 915 - TENANT VIOLATION - HOUSEKEEPING

Every occupant of a structure or part thereof shall keep that structure or part thereof which the tenant occupies, controls or uses in a clean and sanitary condition. PM-304.1.

TENANT VIOLATION:

- Reduce the amount of clutter to an average and manageable amount for a single adult. PM-304.1
- A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the exterior. Remove clutter that is obstructing access to all ingress & egress areas in a manner that will provide a minimum 36 inch wide path of travel. PM-702.1
- Provide clear and unobstructed access to all cooking, cleaning, and or sanitary facilities and fixtures. This includes but is not limited to kitchen sink and surrounding area, cooking facilities, and bathroom or sanitary fixtures/areas. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. PM-504.1
- Tenant(s) must remove or rearrange items in a manner that allows the inspector access to all items and areas subject to inspection in regards to the City of Bloomington Property Maintenance Code. This includes but is not limited to all windows, doors, electrical receptacles and appliances, mechanical appliances, plumbing facilities, and attic/basement areas. PM-104.4
- © Clean and sanitize entire unit. PM-304.1

Clean entire carpet extensively, deodorize, and sanitize apartment.

Water Heater Closet:

Repair/replace the inoperable water heater to function as intended. PM-504.1

Master Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Unit 931

Bathroom:

Remove the old caulking and install new caulking around the tub. PM-504.1

Unit 900

No access, will check at re-inspection.

BLDG#8

Unit 1047

Master Bedroom:

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Unit 1045

1st Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Replace the damaged door, holes. PM-304.6

Unit 1049

Bathroom:

Properly repair sink drain to function as intended, slow. PM-504.1

Unit 1041

Finish turn – over of unit. Will check at re-inspection.

Unit 1057

Bathroom:

Replace the defective exhaust fan, sticks. PM-603.1

Unit 1055

Balcony:

Replace the split band board on the balcony. PM-303.4

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

Bathroom:

Properly repair the sink faucet to eliminate the constant dripping. PM-504.1

Balcony:

Replace the split band board on the balcony. PM-303.4

Kitchen:

Tighten the loose GFCI receptacle. PM-605.1

Unit 1027

Bathroom:

Replace the loud exhaust fan. PM-603.1

Unit 1031

Bathroom:

Replace the defective GFCI, won't trip. PM-605.1

Unit 1023

Kitchen:

Repair the garbage disposal to function as intended, stuck. PM-504.1

Utility Closet:

Replace the torn dryer vent hose. PM-403.5

Unit 1021

Kitchen:

Tighten the loose sink faucet. PM-504.1

Unit 1033

Balcony:

Replace the deteriorated handrail. PM-303.12

Replace the deteriorated flooring. PM-304.4

Unit 1007

Hall Bath:

Replace the loud exhaust fan. PM-603.1

Unit 1009

Master Bedroom

Rearrange furniture in a manner that does not block or hinder access to emergency egress window. PM-102.3 & PM-702.4

Master Bath:

Properly repair the faucet to eliminate the constant dripping. PM-504.1

Hall Bath:

Properly repair the faucet to eliminate the constant dripping. PM-504.1

Unit 1019

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model. PM-704.1

Unit 1013:

Finish turn over.

Unit 1015

Finish turn over.

EXTERIOR:

All trees on premise shall be in good health and pose no danger to persons or building. Remove the dead trees adjacent to **BLDG.** 6, one on the north end and one on the south end of structure. PM-302.4.1

Replace the missing shingles on the roof of **BLDG** # 10. PM-303.7

Replace the missing fascia trim on the west end of BLDG. # 8. PM-303.7

Replace the missing siding near the electrical meters, west end of BLDG. # 8. PM-303.6

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

419 - 567 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 - Conducted Cycle Inspection

23 November 2010 – Conducted Reinspection 17 December 2010 – Received BHQA Appeal

Due to the high volume of requests for combinations of extensions of time to complete repairs and state variances, requests have been broken down into categories to expedite this BHQA meeting:

Request for extension of time - State Variance only:

461 & 459 Hoosier Court Ave.

Request for extension of time to complete repairs, draft stops, & state variance: 543, 545, 551, 554, 555 Hoosier Court Ave.

Requests for extension of time to complete repairs, draft stops only:

419, 443, 453, 517, 522, 524, 525, 530, 531, 534, 538, 542, 546,

548, 567 Hoosier Court Ave.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: Petitioner's Letter, BHQA Appeal, Cycle Report, Remaining Violations Report.



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

459 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 - Conducted Cycle Inspection

23 November 2010 - Conducted Reinspection

17 December 2010 - Received BHQA Appeal

It was noted during the cycle inspection that bedroom windows do not meet egress requirements. The Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security. Petitioner is requesting an extension of time to secure the state variance.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report.

	419	551	
	1 (7-7	534	
Appl	lication for Appeal 453	538 554	,
CHYCK BLOOMINGTON INCHAN	To The 443	512 15	1
DECEIVED	Iousing Quality Appeals P.O. Box 100 77	一点 コフー	>
	mington, IN 47402	543 56	1
	812-349-3420	565	
BY:	524	916 W	ایم
Petitioner's Name: XXXXIII Court	530	548 PNP	
	817-230.	0528 46	
Petitioner's Address & Phone Number 513 W. G. O.	eirles the Show	2 4 to 1 1	7
Owner's Name: Mar Miles ++2 And and a	A de	47404	1
D. January	MUN SA		
Owner's Address & Phone Number: 175 b. High	Docit Dr. Romen)	ele No	
Address of Property 5 3 1	A'A 11	60441	/
Address of Property (1) (1), (Bulley)	Sp - X sosier Court	5 Ana.	shir
Occupant(s) Name(s): Multiple Descripants		- stoy	
The following conditions must be found in and		- .	
1. That the value of the area about the property to which the exception. 2. That the exception is consistent with the intent and purpose of the kind	n is to apply will not be adversally as		
2. That the exception is consistent with the intent and purpose of the basety, and general welfare.	rousing code and promotes public health,	•	
Identify the variance type that you are requesting from the followin	g list and attach the required information	-	
A. An extension of time to complete renairs (Petition type	TYTA		
Explain why the extension of time t	to complete	•	
1. Decify the time requested			
B. A modification or exception to the Housing Property M. Specify the code reference number you are appeals	aintenance Code, (Petition type: V)		
Detail why you are requesting the veriance	ITTE	•	
opecity the modifications and or official	e suggesting	•	
Specify the decision being appealed and the	IN .		
- The state of the	you are seeking		
Detail the existing variance	· · · · · · · · · · · · · · · · · · ·		
Specify the reason the variance is no longer needed			
certify that all information submitted with this request is correct and	d I have enclosed the \$20.00 suggested		
10 11/11	The state of the s	•	
Signature: Bout Kerbull by		7	
	11-TV-14		
Vame (print): Kent Reckelhoff	Petition Number:		
	The state of the s		

(Please use the reverse side for further explanation and/or request).



Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

	cen	wu	roloni	ر م م	Ayy	wx	_ 2) m	and o	<u> </u>	Marc	·h	3(,201
										,	·			
	٠,				··	·	•	·						
											· · · · · ·			
 \	,							• • •						
			,							,				
		·										, · ·	-	•
	<u></u>		• ,	:				·						
<u>·</u>				· .	*					- 			•	
	· · · ·	•	· · · ·			٠.		<u> </u>		•	-	•		•



City of Bloomington Housing and Neighborhood Development

Remaining Violations Report

4738

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 459 W HOOSIER COURT AVE

Date Inspected: 11/15/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 2 Max # of Occupants: 5

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

STATE VARIANCE REQUIRED

This report is your notice from the Housing and Neighborhood Development (HAND) Office that it is your responsibility to apply for and secure a variance from the Indiana Fire and Building Safety Commission for any egress windows that do not meet the minimum code requirements for the time the structure was built.

A copy of the variance application to the State's Commission shall be submitted to the HAND Office. In the event the State cannot rule on your variance request within the next sixty (60) days, you will need to file for an extension of time with the Board of Housing Quality Appeals (BHQA).

Upon the State's approval of your requested variance, you shall submit a copy of that variance to HAND to be retained in your rental file.

33

Housing Division: (812) 349-3401

Failure to apply for and/or secure the required documentation will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office on this matter. Our mailing address and telephone number are listed below.



City of Bloomington Housing and Neighborhood Development

Cycle Report

4738

OWNERS

MARQUETTE MANAGEMENT, INC. 175-S. HIGHPOINT-DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 459 W HOOSIER COURT AVE

Date Inspected: 11/15/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 2 Max # of Occupants: 5

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

INTERIOR:

Living Room:

No violations noted.

Furnace Closet:

Thoroughly clean and service the furnace. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. PM-603.1

½ Bath:

No violations noted.

Kitchen:

Service the discharged fire extinguisher. PM-704.3

35

Deck:

No violations noted.

Laundry room:

No violations noted.

UPSTAIRS

Stairway/Hallway:

No violations noted.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1996:

Openable area required: 5.7 sq. ft. Existing area: 6.56 sq. ft. Clear width required: 20 inches

Existing width: 42"

Existing height: 22.5"

Clear height required: 24 inches

Maximum sill height: 48" above finished floor Existing sill: 32.5" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the **Department of Homeland Security** on the Fire Prevention and Building Safety Commission's web site at www.in.gov/dhs/2375.htm. Scroll down to Downloadable Forms and Documents and click on Variance Application and Instructions. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bathroom:

No violations noted.

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1996:

Openable area required: 5.7 sq. ft.

Existing area: 6.56 sq. ft.

Clear width required: 20 inches

Existing width: 42"

Clear height required: 24 inches

Existing height: 22.5"

Maximum sill height: 48" above finished floor Existing sill: 32.5" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Front Bathroom:

No violations noted.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

Crawlspace:

No violations noted.

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

461 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 – Conducted Cycle Inspection

23 November 2010 - Conducted Reinspection

17 December 2010 - Received BHQA Appeal

It was noted during the cycle inspection that bedroom windows do not meet egress requirements. The Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security. Petitioner is requesting an extension of time to secure the state variance.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report.

Applie	cation for Appeal 453 To The	534 538 554
P P P P P P P P P P P P P P P P P P P	ousing Quality Appeals O. Box 100 Sington, IN 47402	543 555 543 567
BY:	12-349-3420	575 516 W 1
Petitioner's Name: Xaosian, Court	530	52/8 proper
Petitioner's Address & Phone Number: 5/3 W. Gold	rleve leke bloom	528 461
Owner's Name: Mar Mue the Mar macon	is the	47404
Owner's Address & Phone Number: 175 b. High	sest Dr. Romeour	te St.
Address of Property: 5/3/1). All ley for Occupant(s) Name(s): Wiltiple Driparts.	& - Hoosier Court	aug 60446
 The following conditions must be found in each case in order for the That the value of the area about the property to which the exception is That the exception is consistent with the intent and purpose of the hosafety, and general welfare. 	is to apply will not be adversely affected. ousing code and promotes public health,	
A. An extension of time to complete repairs. (Petition type: Specify the items that need the extension of time to	מיז אינו	
B. A modification or exception to the Housing Property Mai	nu -	
Detail why you are requesting the variance Specify the modifications and or although	E	
D. Rescind a variance. (Petition type: RV) Detail the existing variance.		
Specify the reason the variance is no longer needed		
certify that all information submitted with this request is correct and signature: Level L	I have enclosed the \$20.00 filing fee.	
Tame (print): Kent Reckelhoff	11 - TV - 14 Petition Number:	
	-	

(Please use the reverse side for further explanation and/or request).



Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

<u> </u>	the	<u> </u>	ud.	you	uls.	Cour	lled	, au	da.	van	cue		
ce	1. l	vino	louis		Men	vx -	- 31	mon	the	. Mo	irch	31	,201
•			·								-		
		•											
						•							
												.,	
	- -				-							• .	
					,							•	
					,		٠ .				,		
<u> </u>													
	:		• .	.,						,			
: .		٠. ٦											
					-	· .		Date:			-		



Remaining Violations Report

4739

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 461 W HOOSIER COURT AVE

Date Inspected: 11/15/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 2 Max # of Occupants: 5

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

STATE VARIANCE REQUIRED

This report is your notice from the Housing and Neighborhood Development (HAND) Office that it is your responsibility to apply for and secure a variance from the Indiana Fire and Building Safety Commission for any egress windows that do not meet the minimum code requirements for the time the structure was built.

A copy of the variance application to the State's Commission shall be submitted to the HAND Office. In the event the State cannot rule on your variance request within the next sixty (60) days, you will need to file for an extension of time with the Board of Housing Quality Appeals (BHQA).

Upon the State's approval of your requested variance, you shall submit a copy of that variance to HAND to be retained in your rental file.

1/)

City Hall

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349-3582

www.bloomington.in.gov

Rental Inspections: (812) 349-3420 Neighborhood Division: (812) 349-3421

Housing Division: (812) 349-3401

Failure to apply for and/or secure the required documentation will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office on this matter. Our mailing address and telephone number are listed below.



Cycle Report

4739

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 461 W HOOSIER COURT AVE

Date Inspected: 11/15/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Primary Heat Source: Elec

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 2 Max # of Occupants: 5

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

INTERIOR:

Living Room:

No violations noted.

Furnace Closet:

Thoroughly clean and service the furnace. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. PM-603.1

½ Bath:

No violations noted.

Kitchen:

Service the expired fire extinguisher. PM-704.3

Deck:

No violations noted.

Laundry room:

43

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349-3582 City Hall

Rental Inspections: (812) 349-3420 Neighborhood Division: (812) 349-3421

www.bloomington.in.gov

Supportional Division: (812) 349-3421 Housing Division: (812) 349-3401 No violations noted.

UPSTAIRS

Stairway/Hallway:

No violations noted.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1996:

0/0

Openable area required: 5.7 sq. ft. Existing area: 6.56 sq. ft. Clear width required: 20 inches Existing width: 42"

Clear height required: 24 inches Existing height: 22.5"

Maximum sill height: 48" above finished floor Existing sill: 32.5" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bathroom:

No violations noted.

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1996:



Openable area required: 5.7 sq. ft.

Clear width required: 20 inches

Clear height required: 24 inches

Existing area: 6.56 sq. ft.

Existing width: 42"

Existing height: 22.5"

Maximum sill height: 48" above finished floor Existing sill: 32.5" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and*

Instructions. If you need any further clarification, the Commission can be reached at 317.233.5341.

Front Bathroom:

No violations noted.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

Crawlspace:

No violations noted.

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

543 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

07 September 2010 – Conducted Cycle Inspection

23 November 2010 – Conducted Reinspection

17 December 2010 - Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. It was also noted that the Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security, pertaining to emergency egress windows. Petitioner is requesting an extension of time to complete repairs and secure the state variance.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report, Amended Remaining Violations Report.





<u>Amended</u> Remaining Violations Report

4188

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 543 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

47

401 N. Morton Street Bloomington, IN 47404

Fax: (812) 349-3582

Rental Inspections: (812) 349-3420 Neighborhood Division: (812) 349-3421

Housing Division: (812) 349-3401

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft. Exist Clear width required: 20 inches Exist Clear height required: 24 inches Exist E

Existing area: 6.56 sq. ft. Existing width: 42 inches **Existing height: 22.5 inches**

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft. Clear width required: 20 inches

Clear height required: 24 inches

Existing area: 6.56 sq. ft. Existing width: 42 inches Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

RECEIPT No. 23834

Received Date: 12/17/2010

Received From: Kent Reckelhoff

For Property Located at: 419 W HOOSIER COURT AVE

Amount Received: \$ 20.00

Inspection Fee: \$ 0.00

Reinspection Fee: \$ 0.00

No Show Fee: \$ 0.00

B.H.Q.A. Fine: \$ 0.00

Balance Due: \$ 0.00

Paid by: Cash

Units/Buildings: 1/1

Approved by the State Board of Accounts, 2004.

Thank you for your payment

419	551
Application for Application of the Market	534
10 110	538 554
and consumer of the control of the c	56 555
P.O. Box 100 5(7)	543 567
812-349-3420	775
BY:524 =	76 WANTER
Petitioner's Name: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	35/
817-330-0	528
Petitioner's Address & Phone Number: 5/3 W. Querley Joke Show	estact d
The state of the s	2/42/14
Owner's Name: Mar Milette Harmanath	17701
Opringers distance in the second seco	
Owner's Address & Phone Number: 175 b, Highport On Romeoul	le Sf.
Address of Property: 5/3 W. Rolle les & les - Xrolles Court	0 60446
The same war	all.
Occupant(s) Name(s): Wiltiple Deliparts.	
The following conditions must be found in each case in order for the Board to consider the request: 1. That the value of the area about the property to which the exception is to apply will not be adversely affected. 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.	
Identify the variance type that you are requesting from the following list and attach the required information.	
ł. / l	
A. An extension of time to complete repairs. (Petition type: TV) Specify the items that need the extension of time to complete	
Explain why the extension is needed Specify the time requested	
B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V) Specify the code reference number you are appealing	
Defail why you are requesting the variance	• • •
Specify the modifications and or alterations you are suggesting C. Relief from an administration decision. (Petition type: AA)	
D. Rescind a variance. (Petition type: RV)	
Detail the existing variance	• •
Specify the reason the variance is no longer needed	·
I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.	
Signature: Bent Respelled	
11-TV-14	
Name (print): Kent Reclaelhoff Petition Number:	
	•

(Please use the reverse side for further explanation and/or request).



Application for Appear To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

attem .	ned joint	A could	red and a	vaname	
anwi	robous. A	ypiox -	3 months	- March 31	1,2011
		•			· , ,
•					
		-			
			,		
<u> </u>					- · .
					-
					- . `
					- · .
	•				
					- •



Remaining Violations Report

DEC 0 2 2010

4188

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 543 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Number of Units/Structures: 1/1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

52

Housing Division: (812) 349-3401

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Cycle Report

4188

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 543 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

NOTE:

Room dimensions are in the file or listed on the previous cycle inspection report.

Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Living Room:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Kitchen:

Service the expired fire extinguisher. PM-704.3

Repair the garbage disposal to function as intended, stuck. PM-504.1

BASEMENT

Bedroom:

This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

54

Bathroom:

Repair the loose trim on door casing, right side. PM-304.6

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft. Clear width required: 20 inches

Existing area: 6.56 sq. ft. Existing width: 42 inches Existing height: 22.5 inches

Clear height required: 24 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the Department of Homeland Security on the Fire Prevention and Building Safety Commission's web site at www.in.gov/dhs/2375.htm. Scroll down to Downloadable Forms and Documents and click on Variance Application and Instructions. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:



Openable area required: 5.7 sq. ft. Clear width required: 20 inches Clear height required: 24 inches Existing area: 6.56 sq. ft. Existing width: 42 inches Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the Department of Homeland Security on the Fire Prevention and Building Safety Commission's web site at www.in.gov/dhs/2375.htm. Scroll down to Downloadable Forms and Documents and click on Variance Application and Instructions. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

MC

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

545 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

07 September 2010 – Conducted Cycle Inspection

23 November 2010 – Conducted Reinspection

17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. It was also noted that the Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security, pertaining to emergency egress windows. Petitioner is requesting an extension of time to complete repairs and secure the state variance.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report, Amended Remaining Violations Report.





Amended Remaining Violations Report

4852

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 545 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

53

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft. Clear width required: 20 inches Clear height required: 24 inches Existing area: 6.56 sq. ft. Existing width: 42 inches Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft. Clear width required: 20 inches

Existing area: 6.56 sq. ft. Existing width: 42 inches

Clear width required: 20 inches Clear height required: 24 inches

Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Remaining Violations Report

DEC 0 2 2010

4852

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 545 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1/1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349-3582

City Hall

Rental Inspections: (812) 349-3420 Neighborhood Division: (812) 349-3421

www.bloomington.in.gov Housing Division: (812) 349-3401 It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Cycle Report

4852

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 545 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

NOTE:

Room dimensions are in the file or listed on the previous cycle inspection report.

Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Living Room:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

62

City Hall

BASEMENT

Bedroom:

This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

1/0

Openable area required: 5.7 sq. ft.

Clear width required: 20 inches

Clear height required: 24 inches

Existing area: 6.56 sq. ft.

Existing width: 42 inches

Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:



Openable area required: 5.7 sq. ft.

Clear width required: 20 inches

Clear height required: 24 inches

Existing area: 6.56 sq. ft.

Existing width: 42 inches

Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.



Rear Bathroom:

Tighten the loose GFCI receptacle. PM-605.1

Attic:

Na

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

551 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 – Conducted Cycle Inspection

23 November 2010 - Conducted Reinspection

17 December 2010 - Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. It was also noted that the Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security, pertaining to emergency egress windows. Petitioner is requesting an extension of time to complete repairs and secure the state variance.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations Report, Amended Remaining Violations Report.





Amended Remaining Violations Report

4858

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 551 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5

Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

66

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.

Clear width required: 20 inches

Clear height required: 24 inches

Existing area: 6.56 sq. ft.

Existing width: 42 inches

Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.

Clear width required: 20 inches

Clear height required: 24 inches

Existing area: 6.56 sq. ft.

Existing width: 42 inches

Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



<u>Amended</u> Remaining Violations Report

4858

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 551 W HOOSIER COURT AVE Number of Units/Structures: 1 / 1

Date Inspected: 09/07/2010

Number of Bedrooms: 3

Inspectors: Norman Mosier

Max # of Occupants: 5

Primary Heat Source: Electric

Foundation Type: Basement

Property Zoning: RH

Attic Access: Yes

Number of Stories: 2

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

69

Housing Division: (812) 349-3401

Bloomington, IN 47404 Fax: (812) 349-3582

401 N. Morton Street

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft. Clear width required: 20 inches

Existing area: 6.56 sq. ft. Existing width: 42 inches Existing height: 22.5 inches

Clear height required: 24 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.

Existing area: 6.56 sq. ft. Existing width: 42 inches

Clear width required: 20 inches Clear height required: 24 inches

Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

Repair the loose trim around the attic access panel. 304.3

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

	419 501
	524
Appli	cation for Appeal 453
	To The 538 554
Board of H.	ousing Quality Appeals 443 542 555
DECEIVED I	300
	migron, 111 4/404
8	12-349-3420
BY:	524 516 20 proper
	520 propo
Petitioner's Name: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	590 551
	525
	3(J-330-0528
Petitioner's Address & Phone Number: 5/3 4) . G De	ix land I have the
and the second	ace the stamuages of
	Land Al
Owner's Name: Man Mile Har Mar MAD	naix la
0	
Owner's Address & Phone Number: 175 6, Windle	
or a riddress & I have Number: 100, 100,	Deit No. Romenelle all
	10/4/1
Address of Property: 5/3 (1), Gold ley	handland 1 x 0 60976
Jan 19	to housell Court all
Occupant(s) Name(s): Williple Dolly arts.	
·	
The following conditions must be found in each case in order for the 1. That the value of the area about the property which it	e Board to consider the request:
 That the value of the area about the property to which the exception That the exception is consistent with the intent and purpose of the b safety, and general welfare 	
safety, and general welfare.	ousing code and promotes public health,
Identify the variance type that you are requesting from the followin	g list and attach the required information
A. An extension of time to complete repairs. (Petition type	: TY)
Specify the items that need the extension of time to Explain why the extension is needed	o complete
Specify the time requested .	
B. A modification or exception to the Housing Property M	aintananas Cada (B. 191
Francial and open forestoring similable Appliage	ing
Detail why you are requesting the variance.	
Specify the modifications and or alterations you are	e suggesting
. Renet it off an auministration decision. (Petition type: A	AY
D. Rescind a variance. (Petition type: RV)	you are seeking
Detail the existing variance	
Specify the reason the variance is no longer needed	
I certify that all information submitted with this request is correct an	d I have sheland the fire on or
il in a second to the contest and	4 a mare enclosed the \$20.00 mang fee.
W 11/11	
Signature: Tens Bewelly	15, -111
Name (print): Kent Reckelhoff	n de avier
Name (print): Kent Keckelhoff	Petition Number:



Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete reponse. attine need joints complete, and a various. commission. Approx - 3 months March 31,2011	يج	xte	usib	in of	tu	ue ti	o cou	uple	ture	pous		:	
an window. Approx - 3 months March 31,2011	· .	att	العرب	need) ioi	uls (caul	led,	and ,	a va	name	· · · · ·	
		cm	. ۸۸۲	cuolo.	(A)	Augus	, %: –	3 u	wentt	4 1	larch	3(,2011
					•					-		· · · .	
			•										
							÷		· .				
		:				· .				· .			
				,								· · · · · · · · · · · · · · · · · · ·	
	`.												
					-							· :	
Detail	- :				-				• • • •	•	•		
D 44-1	:			· .							-		



DEC 0 2 2010

Remaining Violations Report

4858

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 551 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349-3582

City Hall

Rental Inspections: (812) 349-3420

www.bloomington.in.gov

Neighborhood Division: (812) 349-3421 Housing Division: (812) 349-3401 It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Repair the loose trim around the attic access panel. 304.3

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



RENTAL PERMIT INFORMATION

SEP 1 4 2010

Marquette Management, Inc. 175 S. Highpoint Drive Romeoville, IL 60446

Property Location: 551 W. Hoosier Court Avenue

Please find enclosed the Cycle Inspection Report which detail recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is <u>your</u> responsibility to call the Housing and Neighborhood Development office by 1.4.2018 to schedule a reinspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at <u>www.bloomington.in.gov/hand</u>. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

This report is issued in accordance with Section PM106.1 and PM106.2 of the Housing-Property Maintenance Code. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Please be advised that non-compliance by the deadlines listed in this letter can limit the permit period to a maximum of three (3) years. A copy of the Notice of Fees can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc: Beverly Rahe

www.bloomington.in.gov



Cycle Report

4858

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 551 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1/1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

General Statement:

Repair all smoke detectors in this unit to be interconnected. PM-704.1

NOTE:

- Room dimensions are in the file or listed on the previous cycle inspection report.
- Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Kitchen:

Service the expired fire extinguisher. PM-704.3

Basement

Bedroom Closet:

Repair the hole in the door, or replace door. PM-304.6

1.

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349-3582 City Hall

Rental Inspections: (812) 349-3420 Neighborhood Division: (812) 349-3421

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft. Clear width required: 20 inches

Existing area: 6.56 sq. ft. Existing width: 42 inches

Clear height required: 24 inches

Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

26

Openable area required: 5.7 sq. ft. Clear width required: 20 inches Clear height required: 24 inches Existing area: 6.56 sq. ft. Existing width: 42 inches Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

Repair the loose trim around the attic access panel. 304.3

MC

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

554 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

07 September 2010 – Conducted Cycle Inspection

23 November 2010 – Conducted Reinspection 17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. It was also noted that the Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security, pertaining to emergency egress windows. Petitioner is requesting an extension of time to complete repairs and secure the state variance.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report, Amended Remaining Violations Report.





Amended Remaining Violations Report

4861

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 554 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 2 Max # of Occupants: 4 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

81

Housing Division: (812) 349-3401

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.

Clear width required: 20 inches

Clear height required: 24 inches

Existing area: 5.00 sq. ft.

Existing width: 30 inches

Existing height: 24 inches

Maximum sill height: 44" above finished floor Existing sill: 28" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.

Clear width required: 20 inches

Clear height required: 24 inches

Existing area: 5.00 sq. ft.

Existing width: 30 inches

Existing height: 24 inches

Maximum sill height: 44" above finished floor Existing sill: 28" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

	419	524
Application for Application fo	ppeal 453	538 554
To The	443	510 557
DECETVE P.O. Box 100	ly Appeals.	では、コファ
DEC 1 2010 Bloomington, IN 4	7402	543 567
DEC 1 7 2010 19 312-349-3420		575
BY:	524	316 Wast
Petitioner's Name: X/2011 Court	530	548 Providence 5551
	817-330-6	528
Petitioner's Address & Phone Number: 5/3 W, Golerley	Peko Spanie	crater In
Owner's Name: Margine the Margagner	7	47404
Owner's Address & Phone Number: 175 b. Highport	d. Romeoul	le Sp. !
Address of Property 5/3 (1), Jourley & lo - XI	eosier Court	A000.
Occupant(s) Name(s): Wiltiple Delignati		Luq.
 The following conditions must be found in each case in order for the Board to cons That the value of the area about the property to which the exception is to apply will That the exception is consistent with the intent and purpose of the housing code and safety, and general welfare. 		
Identify the variance type that you are requesting from the following list and attack	h the required information.	
A. An extension of time to complete repairs. (Petition type: TV)	,	•
Specify the items that need the extension of time to complete		
Explain why the extension is needed Specify the time requested		·
B. A modification or exception to the Housing Property Maintenance Cod	le. (Petition type: V)	
Proof are code reference frimber voil are appealing	or (x outdon type, y)	
Detail why you are requesting the variance Specify the modifications and or alterations you are suggesting		
C. Rener from an administration decision. (Petition type: A A)		· · · · · · · · · · · · · · · · · · ·
D. Rescind a variance. (Petition type: RV)		
Detail the existing variance		. ,
Specify the reason the variance is no longer needed		
I certify that all information submitted with this request is correct and I have enclose	-Id-pages	
Il I I I I I I I I I I I I I I I I I I	ed the \$20.00 filing fee.	•
Signature: Bent Kerbull by	TV 111	!
Name (print): Kent Rechelhoff Petition Numb	per:	
		•



Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

an	دررا	icu	loui	ر الم	Д	MAR	wx		31	بوسر	rtt	4	M	arc	h	31	,201
<u> </u>						. V . V .		·				. /	-				
• • •		_ 									· ·				· _ -		
													<u>.</u>				
		<u>.</u>								<u></u>	·					·	
· -																	
																	,
· · · · · · ·						-											
			 													•	



DEC 0 2 2010

Remaining Violations Report

4861

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 554 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 2 Max # of Occupants: 4 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

25

Housing Division: (812) 349-3401

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Cycle Report

4861

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 554 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1/1

Number of Bedrooms: 3 Max # of Occupants: 4 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

GENERAL STATEMENT:

Replace all of the missing smoke detectors, and repair all smoke detectors in this unit to be interconnected. PM-704.1

NOTE:

- Room dimensions are in the file or listed on the previous cycle inspection report.
- Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Living Room:

Replace the missing protective cover for the light fixture. PM-605.1

Hallway:

Replace the missing protective cover for the light fixture. PM-605.1

37

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

BASEMENT

Stairway:

Replace the missing protective cover for the light fixture. PM-605.1

Bedroom:

Replace the missing receptacle cover plate on the west wall. PM-605.1

This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

UPSTAIRS

Hallway:

Replace the missing protective cover for the light fixture. PM-605.1

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:



Openable area required: 5.7 sq. ft.

Clear width required: 20 inches

Clear height required: 24 inches

Existing area: 5.00 sq. ft.

Existing width: 30 inches

Existing height: 24 inches

Maximum sill height: 44" above finished floor Existing sill: 28" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.

Existing area: 5.00 sq. ft. Existing width: 30 inches Existing height: 24 inches

Clear width required: 20 inches Clear height required: 24 inches

Maximum sill height: 44" above finished floor Existing sill: 28" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the Department of Homeland Security on the Fire Prevention and Building Safety Commission's web site at www.in.gov/dhs/2375.htm. Scroll down to Downloadable Forms and Documents and click on Variance Application and Instructions. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

Repair the hole in the siding on the south wall, 2nd level. PM-303.6

Properly label electrical service/meter disconnects with corresponding unit numbers. PM-701.2

Replace the missing or damaged dryer vent covers on the south wall and west wall. PM-303.6

Properly label electrical service/meter disconnects with corresponding unit numbers. PM-701.2

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

555 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 – Conducted Cycle Inspection

23 November 2010 - Conducted Reinspection

17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. It was also noted that the Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security, pertaining to emergency egress windows. Petitioner is requesting an extension of time to complete repairs and secure the state variance.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report, Amended Remaining Violations Report



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

555 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 - Conducted Cycle Inspection

23 November 2010 – Conducted Reinspection

17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. It was also noted that the Petitioner needs to secure a state variance from the Indiana Fire Prevention and Building Safety Commission/ Dept. of Homeland Security, pertaining to emergency egress windows. Petitioner is requesting an extension of time to complete repairs and secure the state variance.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report, Amended Remaining Violations Report



Amended Remaining Violations Report

4862

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 555 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

6

Housing Division: (812) 349-3401

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft. Clear width required: 20 inches Clear height required: 24 inches Existing area: 6.56 sq. ft. Existing width: 42 inches Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the **Department of Homeland Security** on the Fire Prevention and Building Safety Commission's web site at www.in.gov/dhs/2375.htm. Scroll down to Downloadable Forms and Documents and click on Variance Application and Instructions. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft. Clear width required: 20 inches

Existing area: 6.56 sq. ft. Existing width: 42 inches Existing height: 22.5 inches

Clear height required: 24 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the Fire Prevention and Building Safety Commission's web site at www.in.gov/dhs/2375.htm. Scroll down to Downloadable Forms and Documents and click on Variance Application and Instructions. If you need any further clarification, the Commission can be reached at 317.233.5341.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

	419
	534
Appli	cation for Appeal 453
	To The
Board of Ho	ousing Quality Appeals 443 S43 555
DECEIVED P	O Por 100 C/7 S//2
	DOLLOW : 30. 1. JTJ Z(1)
	ungton, IN 47402 521 515
8	12-349-3420
BY:	524 Sto Broken
F (manual and a m	548
Petitioner's Name: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	550 551
- Controller straine. ////////////////////////////////////	
	8(J-330-0528
Patition ones Address & Dhanner L. 17 17 100	0. 0.4.4.3
Petitioner's Address & Phone Number: 5/3 W. Gol	urlay take bloomisater of
Owner's Name: Mar Miles Ha Mar MAR	77407
The state of the s	NO LO LA
	The state of the s
Owner's Address & Phone Number: 175 b, Winds	BORIX ON ROMANING SAN :
The transfer of the transfer o	THE AND TOTAL CONTROLLER SIG.
	1'1 11 10 10 140
Address of Property 513 W. Rolley &	be - Nostell Court Aug
	Tank and
Occupant(s) Name(s): Wiltible RIM At	
Occupant(s) Name(s): Wiltiple Dolly att	
The following conditions must be found in each case in order for the	Provide to the state of
1. That the value of the area about the property to which the exception	e Board to consider the request:
2. That the exception is consistent with the intent and purpose of the h	housing code and promotes while health
safety, and general welfare.	rousing code and promotes public nearin,
XX.	
Identify the variance type that you are requesting from the followin	g list and attach the required information.
	·
A. An extension of time to complete repairs. (Petition type	:: TV)
Specify the items that need the extension of time	to complete
Explain why the extension is needed Specify the time requested	
B. A modification or exception to the Housing Property M	falatana G. E. G. W.
Specify the code reference number you are appeal	isintenance Code, (Petition type: V)
Detail why you are requesting the variance	ent R
Specify the modifications and or alterations you a	TA CHITTAGITA
C. Relief from an administration decision. (Petition type:	A A A
Specify the decision being appealed and the relief	von are seeking
D. Rescind a variance. (Petition type: RV)	. Journal of the state of the s
Detail the existing variance	
Specify the reason the variance is no longer neede	\mathbf{d}
I certify that all information submitted with this request is correct an	ad I have enclosed the \$20,00 filing fee
Il In a will	, and the same same same same same same same sam
S. S. 1111	
Signature: The Recording	1: -71.111
	11-14-19
Vant De 1-11 AP	note are to
Name (print): Kent Reclee that	Petition Number:

(Please use the reverse side for further explanation and/or request).



Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

attus v	06	1.	10.0	and a	41014101141	
cer win	olow.	Lypux	-31	months	March 31	,2011
					,	
						•
					· · · · · · · · · · · · · · · · · · ·	
				· .		
			· · · · · · · · · · · · · · · · · · ·			
•						
<u></u>		· · ·				
		•				٠.
	n		. 1) atas		



Remaining Violations Report

DEC 0 2 2010

4862

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 555 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

96

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Cycle Report

4862

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 555 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

NOTE:

Room dimensions are in the file or listed on the previous cycle inspection report.

Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Kitchen:

Service the expired fire extinguisher. PM-704.3

BASEMENT

Bedroom:

401 N. Morton Street

Fax: (812) 349-3582

Bloomington, IN 47404

This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

UPSTAIRS

Front Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft.

Clear width required: 20 inches Clear height required: 24 inches Existing area: 6.56 sq. ft. Existing width: 42 inches

Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the Department of Homeland Security on the Fire Prevention and Building Safety Commission's web site at www.in.gov/dhs/2375.htm. Scroll down to Downloadable Forms and Documents and click on Variance Application and Instructions. If you need any further clarification, the Commission can be reached at 317.233.5341.

Rear Bedroom:

The emergency egress window does not meet the minimum requirements for a one and two family dwelling/multi-unit structure built in 2004:

Openable area required: 5.7 sq. ft. Clear width required: 20 inches Clear height required: 24 inches

Existing area: 6.56 sq. ft. Existing width: 42 inches Existing height: 22.5 inches

Maximum sill height: 44" above finished floor Existing sill: 32" above finished floor

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the Department of Homeland Security on the Fire Prevention and Building Safety Commission's web site at www.in.gov/dhs/2375.htm. Scroll down to Downloadable Forms and Documents and click on Variance Application and Instructions. If you need any further clarification, the Commission can be reached at 317.233.5341.

11/0

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

Properly label electrical service/meter disconnects with corresponding unit numbers. PM-701.2

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

419 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 - Conducted Cycle Inspection

23 November 2010 - Conducted Reinspection

17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the

possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: Petitioner's Letter, BHQA Appeal, Cycle Report, Remaining Violations Report.

H^{19}	$\sum_{i=1}^{n}$
Annilogation Control 452	534
Application for Appeal 453	538 554
Popul of Warring Co. W. 1	3/2 //
and a consider of the state of training Quanty Appears	52/3
Disconsistent BY 18400	543 567
DEC 1 7 ZUIU 812-349-3420	SHS
BY:	716 W W
727.5	518 broken
Petitioner's Name: X/201101 COULT	<i>i</i> šl
	528
	300
Petitioner's Address & Phone Number: 5/3 W. Golirley Teke bloom	egtor A
	47454
Owner's Name: Mar Miles the Mar macros to	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Owner's Address & Phone Number: 175 b. Wia lacet Od Romanion	lo < 00 :
	1.0441
Address of Property 5/3 W. Rousley & by - X ROSSEN COURT	00116
The same with	all.
Occupant(s) Name(s): Wiltiple Rollingarts.	
 The following conditions must be found in each case in order for the Board to consider the request: That the value of the area about the property to which the exception is to apply will not be adversely affected. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare. 	•
sarcty, and general wellare.	
Identify the variance type that you are requesting from the following list and attach the required information.	:
A. An extension of time to complete repairs. (Petition type: TV)	
Specify the items that need the extension of time to complete	
Explain why the extension is needed Specify the time requested	• •
B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)	
becary the code reference mimber you are appealing	
Detail why you are requesting the variance Specify the modifications and or alterations you are suggesting	
C. Relief from an administration decision. (Petition type: AA)	
Specify the decision being appealed and the relief you are seeking	
D. Rescind a variance. (Petition type: RV) Li Detail the existing variance	
Specify the reason the variance is no longer needed	
	•
I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.	· •
1 11/10	•
Signature: Deut Lectul (1)	
7/1-14-17	
Name (print): Kent Reckelhoff Polition Number:	•

(Please use the reverse side for further explanation and/or request).



Application for Appear To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extersion	of time	to co	mplete	repou	رما	•
atter	ed join	la com	Ulud, a	udar	cancina	· <u>:</u>
cm wino	low. A	ypiox ~	3 mo	utter	March	31
				•		
				· ,	<u> </u>	
					· · · · · · · · · · · · · · · · · · ·	
						-
						 :
				· · · · · · · · · · · · · · · · · · ·		
			-		<u> </u>	
	,	·	Data			



Remaining Violations Report

DEC 0 2 2010

4720

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 419 W HOOSIER COURT AVE

Date Inspected: 09/20/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

VARIANCE

09/14/2010 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on July 7, 2010 for the egress requirements. Project Name: HOOSIER COURT WINDOWS; Variance Number: 10-07-15.

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

104

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349-3582

City Hall

Rental Inspections: (812) 349-3420 Neighborhood Division: (812) 349-3421

Housing Division: (812) 349-3401

www.bloomington.in.gov

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Cycle Report

4720

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 419 W HOOSIER COURT AVE

Date Inspected: 09/20/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5

Foundation Type: Crawlspace

Attic Access: Yes

Accessory Structure: None

VARIANCE

09/14/2010 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on July 7, 2010 for the egress requirements. Project Name: HOOSIER COURT WINDOWS; Variance Number: 10-07-15.

NOTE:

Room dimensions are in the file or listed on the previous cycle inspection report.

Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

½ Bath:

Secure toilet to its mountings. PM-504.1

106

UPSTAIRS

Front Bedroom: See State Variance

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 1996

Height: 21 inches Width: 30 inches Sill Height: 32 inches

Openable Area: 4.38 sq. ft.

Right & left Bedrooms:

No violations noted.

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 1996

Height: 24 inches Width: 42 inches Sill Height: 28.5 inches Openable Area: 7.00 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

443 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 - Conducted Cycle Inspection

23 November 2010 - Conducted Reinspection

17 December 2010 - Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report.

	419	551
Appli	ication for Appeal 453	538 554
Board of H	To The lousing Quality Appeals	542 555
TO COTA CE	P.O. Box 100 5/7	543 567
	nington, IN 47402 812-349-3420	51S
BY:	524 2	The work
Petitioner's Name: XXXXIII Court	530	551
	817-330-0	1528
Petitioner's Address & Phone Number: 5/3 (1)	eirley take bloom	ciator
Owner's Name: Manager Har Maraa	Line XI ha	47404
1. · · · · · · · · · · · · · · · · · · ·	null ar	
Owner's Address & Phone Number: 175 6, Wight	poeis Os Romeou	ile Sp. :
Address of Property: 513 W. Rousley	I ba = XI rodona 1 a x	060446
	· · · · · · · · · · · · · · · · · · ·	Luy:
Occupant(s) Name(s): Multiple Designants		_
The following conditions must be found in each case in order for the 1. That the value of the area about the property to which the exception 2. That the exception is consistent with the intent and area of the conditions.		
2. That the exception is consistent with the intent and purpose of the safety, and general welfare.	housing code and promotes public health,	
Identify the variance type that you are requesting from the following	ng list and attach the required information	- -
A. An extension of time to complete repairs, Petition type	e. ጥህ	
Specify the items that need the extension of time Explain why the extension is needed	to complete	
B. A modification or exception to the Housing Property M	laintenance Code, (Petition type: V)	
Detail why you are requesting the variance	ling	• • •
C. Relief from an administration decision. Petition type:	A A Y	
D. Rescind a variance. (Petition type: RV)	you are seeking	
Detail the existing variance Specify the reason the variance is no longer needed	A	
Certify that all information submitted with this request is correct an		
ill 10 1 1/10/	the 1 have enclosed the \$20.00 filing fee.	
Signature: Dent Kerbullf	11-71/-14	
Name (print): Kent Reckelhoff	Petition Number:	
Lock Chin I I	TOTALOH MUTHOCI.	•

(Please use the reverse side for further explanation and/or request).



Application for Appear To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Exterribu of	time to	complete repa	us.
attus need	joints ca	ulled, and a	vanami
an window). Approx	- 3 months	March 31
	·		,
	· · · · · · · · · · · · · · · · · · ·		
			<u> </u>
Signatures		Date:	



DEC 0 2 2010

Remaining Violations Report

4730

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 443 W HOOSIER COURT AVE

Date Inspected: 09/20/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Number of Units/Structures: 1/1

Number of Bedrooms: 2 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

11



Housing Division: (812) 349-3401

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Cycle Report

4730

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 443 W HOOSIER COURT AVE

Date Inspected: 09/20/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

NOTE:

Room dimensions are in the file or listed on the previous cycle inspection report.

Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

BASEMENT

Bedroom: Exit door for egress requirements.

Repair all smoke detectors in this unit to be interconnected. PM-704.1

MAIN LEVEL:

Kitchen:

Replace the defective fire extinguisher. PM-704.3

113

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Hallway:

Replace the missing smoke detector. If the missing smoke detector was hard wired it must be replaced with a hard wired model and be interconnected. PM-704.1

UPSTAIRS

Front Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 1996

Height: 22.5 inches Width: 42 inches Sill Height: 32 inches

Openable Area: 6.56 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Front Bathroom:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Repair the stopper assembly to function as intended. PM-504.1

Rear Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 1996

Height: 22.5 inches Width: 42 inches Sill Height: 32 inches

Openable Area: 6.56 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

Rear Bath:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

453 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 - Conducted Cycle Inspection

23 November 2010 – Conducted Reinspection

17 December 2010 - Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report.



	\mathcal{L}_{i}	19 501
	<i>V.</i>	534
Appli	cation for Appeal) j
	To The	538 554
Board of He	ousing Quality Appeals	43 542 056
DECEIVED I	2.0. Box 100	17. 543 87.7
	MAT TAA	
10 N	ington, IN 47402	22 545
8	12-349-3420	SH1- 20
BY:	-50	24 Expo 1810 May
	5	22 28
Petitioner's Name: XXXXIII	2	255/
	017	270 05 10
	014-	330-0528
Petitioner's Address & Phone Number: 5/3 4). (4 De	uslow to be a hil	house to all
	10,7	DOWNING OF THE
	· : : : : : : : : : : : : : : : : : : :	47404
Owner's Name: Manager than Manager	nost the	
$\mathcal{O}_{\mathcal{O}}}}}}}}}}$		
Owner's Address & Phone Number: 175 6, Win J.	and On land	0-100
The state of the s	TRESO NO. REST	loule of.
	1 1	60440
Address of Property 5/3 (1), Gold len &	do - X Doseer (Just Aug
		and any;
Occupant(s) Name(s): Wiltigle DOM North		
Occupant(s) Name(s): Wiltiple Doring arts	· · · · · · · · · · · · · · · · · · ·	
The following conditions must be found in each case in order for the	le Roard to consider the result	-
That die value of the area about the property to which the excention	n is to apply will not be adversale, at	££ I
2. That the exception is consistent with the intent and purpose of the l	housing code and promotes public h	nected. realth
safety, and general welfare.		
Identify the variance type that you are required.		·
Identify the variance type that you are requesting from the following	ig list and attach the required info	rmation.
A. An extension of time to complete repairs. (Petition type	· TV)	
Specify the items that need the extension of time	to complete	
Explain why the extension is needed	,	•
Specify the time requested		•
B. A modification or exception to the Housing Property M	laintenance Code. (Petition type:	V)
Specify the code reference number you are appeal	ling .	
Detail why you are requesting the variance Specify the modifications and or alterations you a		
C. Relief from an administration decision, (Petition type:	re suggesting	
Specify the decision being appealed and the relief	vou are seeking	
D. Rescind a variance. (Petition type: RV)	Journe socking	·
Detail the existing variance		
Specify the reason the variance is no longer neede	:d	
	•	· ·
I certify that all information submitted with this request is correct an	nd I have enclosed the \$20.00 filing	g fee.
1/101/10		
Signature: Dent Kerfulloff		
Property Francisco All	11-11-14	<u> </u>
1/ 1 7 / 10		•
Name (print): Kent Keckelhoff	Petition Number:	
		

(Please use the reverse side for further explanation and/or request).



Application for Appea. To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any 'modifications and/or alterations you are suggesting.)

Exterior of t	ive to complete rep	cius:
attens need is	into coulled, and a	vaname
con windows	Approx - 3 months	March 31,2011
		<u> </u>
	Dates	



Remaining Violations Report

DEC 0 2 2010

4735

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 453 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1/1

Number of Bedrooms: 2 Max # of Occupants: 5

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Cycle Report

4735

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 453 W HOOSIER COURT AVE

Date Inspected: 09/07/2010
Inspectors: Norman Mosier
Primary Heat Source: Electric

Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 2 Max # of Occupants: 5

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

NOTE:

Room dimensions are in the file or listed on the previous cycle inspection report.

Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Kitchen:

Service the expired fire extinguisher. PM-704.3

Front & Rear Bedrooms:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 28.5 inches Width: 42.5 inches Sill Height: 28.5 inches Openable Area: 8.41 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

121

City Hall

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349-3582

www.bloomington.in.gov

Rental Inspections: (812) 349-3420 Neighborhood Division: (812) 349-3421

Housing Division: (812) 349-3401

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. PM-302.4.1

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

517 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 – Conducted Cycle Inspection

23 November 2010 - Conducted Reinspection

17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report.

	4,19 531
Amatha	452 534
Applies	ation for Appeal 453 538 554
Poored of Hou	10 100
DECEIVE BOARD of HOLD	using Quanty Appeals
	0. Box 100 5/7 543 567
	ugion, un 4/402
	2-343-3420
BY:	Soy Exp proper
Petitioner's Name: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	530 551
	917 270 05 18
D.201	8(7-330-0528
Petitioner's Address & Phone Number: 5/3 W. Gold	relegation of biomisates)
	11/4 1/4/
Owner's Name: Mar Blue the of Mar M. D. O.	77407
Owner's Address & Phone Number: 175 b, Walls	
original region of regions of the region	olit Ala. Romeoulle II.
	1 60440
Address of Property 513 W. Gourley to	to-Nooseer Court Aug.
\sim 5 () \sim 4	
Occupant(s) Name(s): Multiple Decryparts	
	:
The following conditions must be found in each case in order for the 1. That the value of the area about the property to which the exception is consistent with the intent of the exception in the exception is consistent with the intent of the exception in the exception is consistent with the intent of the exception in the exception is consistent with the exception in t	Board to consider the request:
and oxportion is consistent with the intent and pirrouse of the hor	s to apply will not be adversely affected.
safety, and general welfare.	and so to and promotes public nearth,
Identify the variance type that you are requesting from the fell	1.
Identify the variance type that you are requesting from the following	• •
A. An extension of time to complete repairs. (Petition type:	TV)
Specify the items that need the extension of time to	complete
Explain why the extension is needed Specify the time requested	
B. A modification or exception to the Housing Property Mai	intenance Code (Petition type) VA
property are code reference willinger Aon are aunealia	g
Detail why you are requesting the variance Specify the modifications and or alterations you are	
C. Relief from an administration decision. (Petition type: AA	suggesting
Specify the decision being appealed and the relief or	ou are seeking
D. Resemi a variance, (Pennon type: RV)	
Detail the existing variance Specify the reason the variance is no longer needed	
formation and the second and the se	
I certify that all information submitted with this request is correct and	I have enclosed the \$20.00 filing for
1/101111	To the state of th
Signature: Bent Kerfulloff	
The state of the s	11-TV-14
W I D I WAR	
Name (print): Kent Keckelhoff	Petition Number:

(Please use the reverse side for further explanation and/or request).



Application for Appear To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of time to complete repons. Atting need joints complete, and a various. an window. Approx - 3 months. March 31,2011.	3	icte	usib	w. C	45	time	tio	0 00	uns	leti	rep	oius:		·	
musindow. Approx - 3 months March 31,2011.		att	وري	me	<u>.</u>	om	la c	cu	Used	1, a	ud a	vai	iani	-	
		cen		uolo	rus).	a A	ppo	<u> </u>	3	mo	utter	_ M	arch	3(2011.
		•	• •		•						*	•			
			•												
								·			· — —	· ·	•		
				· ·					•						, .
				<u>:</u>	,			·	·	·	. ·				
					<i>,</i>		·		·				· · · · · · · · · · · · · · · · · · ·	<u></u> -	
											•			· .	•
														·	· .
Dotas	 	·											·		
	:							•		Datas	· f . * ,				



Remaining Violations Report

DEC 0 2 2010

4803

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 517 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 2 Max # of Occupants: 4 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

126



Housing Division: (812) 349-3401

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Laundry Room:

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, east wall, pet damage. PM-304.3

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Cycle Report

4803

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 517 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1/1

Number of Bedrooms: 3
Max # of Occupants: 4
Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

NOTE:

Room dimensions are in the file or listed on the previous cycle inspection report.

Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Living Room:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Kitchen:

Service the expired fire extinguisher. PM-704.3

128

Repair the garbage disposal to function as intended, stuck. PM-504.1

Repair/replace the loose sink faucet. PM-504.1

Laundry Room:
Interior

Interior walls shall be free of holes, cracks, peeling paint and deteriorated drywall/plaster, east wall, pet damage. PM-304.3

Basement Bedroom:

This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

UPSTAIRS

Front & Rear Bedrooms:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 28.5 inches
Width: 42.5 inches
Sill Height: 20 inches

Openable Area: 8.41 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Attic:

MC

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

522 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 – Conducted Cycle Inspection

23 November 2010 - Conducted Reinspection

17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report.

Appli	ication for Appeal 453 534 To The 453 538 554
1111	ousing Quality Appeals 443 543 555 P.O. Box 100 57 543 567
	524 548 Warn
Petitioner's Name: XXXXXX Court	350 551 317-330-0528
Owner's Name: (A) Mile + 1 (A) A A A A	resley take, Stoomagtor h
Owner's Name: Whome Number: 175 b. Hinli	poeix Os Romanias an
Address of Property: 5/3 W. Jourley	be - Hooseer Court Rue
Occupant(s) Name(s): Multiple Deligional	
 The following conditions must be found in each case in order for the same of the value of the area about the property to which the exception. That the exception is consistent with the intent and purpose of the safety, and general welfare. 	manakatan melaita 1997 arta da arawa a
Identify the variance type that you are requesting from the following. A. An extension of time to complete repairs. (Petition types)	e: TV)
Specify the items that need the extension of time Explain why the extension is needed Specify the time requested	to complete
B. A modification or exception to the Housing Property M Specify the code reference number you are appea Detail why you are requesting the variance Specify the modifications and or alterations you a	ing .
C. Relief from an administration decision. (Petition type: A Specify the decision being appealed and the relief D. Rescind a variance. (Petition type: RV) Detail the existing variance	A A Y
Specify the reason the variance is no longer neede I certify that all information submitted with this request is correct an	
Signature: Leut Resbelleff	Tyl 111
Name (print): Kent Reckelhoff	Petition Number:

(Please use the reverse side for further explanation and/or request).



Application for Appear To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Exterior	of time t	10 complete repours.
atters u	ed joints	coulted, and a various
cur win	Jour Appe	ox - 3 months March 31
	•	
		· · · · · · · · · · · · · · · · · · ·
		Date:



Remaining Violations Report

DEC 0 2 2010

5381

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 522 W HOOSIER COURT AVE

Date Inspected: 09/20/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1/1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

133

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Cycle Report

5381

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 522 W HOOSIER COURT AVE

Date Inspected: 09/20/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

NOTE:

Room dimensions are in the file or listed on the previous cycle inspection report.

Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

BASEMENT

Bedroom:

This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

135

Bloomington, IN 47404 Fax: (812) 349-3582

401 N. Morton Street

MAIN LEVEL

½ Bath:

Repair or replace the peeling or curled linoleum. PM-304.4

Kitchen:

Repair garbage disposal to function as intended, stuck. PM-504.1 & PM-605.1

Properly repair the leaking sink faucet housing to function as intended. PM-504.1

UPSTAIRS

Front & Rear Bedrooms:

Existing Egress Window Measurements: Dbl hung pop out: Const. Yr. - 1996

Height: 26 inches Width: 34 inches Sill Height: 18 inches Openable Area: 6.14 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

524 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 – Conducted Cycle Inspection

23 November 2010 – Conducted Reinspection

17 December 2010 - Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report.



	419 501
Land Land	452 534
Applic	cation for Appeal 453 538 554
Board of Wa	TO THE
DECEIVE Board of Ho	would dramth Abbeats
	1.0. Box 100 517 543 567
	ington, IN 47402 12-349-3420
· · · · · · · · · · · · · · · · · · ·	516 20 h
BY:	204 218 broken
Petitioner's Name: XBOLION COULT	350 551
	817-330-0528
Petitioner's Address & Phone Number: 5/3 4). (200	α :
and the realistic of the second of the secon	recentate, spromagter h
Owner's Name: (A) Mile the A A A A A A. A. A.	47404
Owner's Name: Marguette Marmao	LESO GA
Owner's Address & Phone Number: 175 b. High	roeit Da. Romenelle Il
	10441
Address of Property 5/3 (1), (Bulley &	to - Hooseer Court Ann
	and the
Occupant(s) Name(s): Multiple Boring arts	
The following conditions must be found in each case in order for the 1. That the value of the area about the property to which the exception is consistent with the exception.	rie to apply will not be also a const
and burness of the h	cusing code and promotes public health.
safety, and general welfare.	
Identify the variance type that you are requesting from the following	g list and attach the required information
	•
A. An extension of time to complete repairs. (Petition type: Specify the items that need the extension of time t	: TY)
Explain why the extension is needed	o complete
Specify the time requested	
B. A modification or exception to the Housing Property Management of the Housing Prope	aintenance Code. (Petition type: V)
Detail why you are requesting the variance	
Specify the modifications and or alterations you ar	e suggesting
c. Reher from an administration decision, (Petition type: A	AY
D. Rescind a variance. (Petition type: RV)	you are seeking
Detail the existing variance	
Specify the reason the variance is no longer needed	1
I certify that all information submitted with the	
I certify that all information submitted with this request is correct an	d I have enclosed the \$20.00 filing fee.
Signature: Quit Lectul My	11 -71-14
1/ 1 7	11-14-17
Name (print): Kent Reckelhoff	Petition Number:

(Please use the reverse side for further explanation and/or request).



Application for Appear To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

anwi	need jo	Approx	-3 m	outher	March	31,201
			•	•	•	_
			,		· · · · · · · · · · · · · · · · · · ·	·
					· ·	<u></u> .
					·	· · ·



Remaining Violations Report

eec o 2 2010

5382

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 524 W HOOSIER COURT AVE

Date Inspected: 09/20/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

140

Housing Division: (812) 349-3401

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Cycle Report

5382

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 524 W HOOSIER COURT AVE

Date Inspected: 09/20/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

NOTE:

Room dimensions are in the file or listed on the previous cycle inspection report.

Only Units/Rooms with violations shall be listed on this report.

GENERAL STATEMENTS: Egress measurements for upstairs bedrooms are as follows:

Existing Egress Window Measurements: Dbl Hung pop pout: Const. Yr. - 1996

Height: 26 inches Width: 34 inches Sill Height: 18 inches

Openable Area: 6.14 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

BASEMENT BEDROOM – This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

142

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349-3582

City Hall

Rental Inspections: (812) 349-3420

Neighborhood Division: (812) 349-3421 www.bloomington.in.gov Housing Division: (812) 349-3401

INTERIOR:

MAIN LEVEL

Kitchen:

Repair garbage disposal to function as intended, stuck. PM-504.1 & PM-605.1

Front & Rear Bathrooms:

Seal edge of floor covering adjacent to bathtub. PM-304.1

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

525 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 – Conducted Cycle Inspection

23 November 2010 – Conducted Reinspection

17 December 2010 - Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report.



	1110 531
	524
Application	1 for Appeal 453
	The 1/(c/2 > 30 557
Board of Housing	g Quality Appeals 443 542 555
	100 C/7 QUZ
Bloomingto	
	0.3/20
BY:	524 Stle W H
	525 548
Petitioner's Name: XDD101, QUIT	35 55
	817-330-0528
	7 10 10 10 10 10 10 10 10 10 10 10 10 10
Petitioner's Address & Phone Number 5/3 4), (4 Der	ey tike bloomington
	144454
Owner's Name: Mar Miles the of las magnet	The second
Owner's Address & Phone Number: 175 b. Walback	Y DA PORONIA AR
The state of the s	15 N.M. Romeovelle Sp.
The state of the s	11 60446
Address of Property 513 W. Gold ley to	- Neosell Court aug.
Occupant(s) Name(s): Wiltiple Dorugasts.	
The following conditions must be found in each case in order for the Board. That the value of the area about the property to which the exception is to	rd to consider the request: apply will not be adversely affected
2. That the exception is consistent with the intent and purpose of the housin	g code and promotes public health,
safety, and general welfare.	
Identify the variance type that you are requesting from the following list:	and attach the required information
A. An extension of time to complete repairs. (Petition type: TV) Specify the items that need the extension of time to com	-1-4-
Explain why the extension is needed	ipiete
Specify the time requested	
B. A modification or exception to the Housing Property Mainter	nance Code. (Petition type: V)
Specify the code reference number you are appealing Detail why you are requesting the variance	
Specify the modifications and or alterations you are sug	gesting
C. Relief from an administration decision. (Petition type: AA)	
Specify the decision being appealed and the relief you a	re seeking
D. Rescind a variance. (Petition type: RV) Detail the existing variance	
Specify the reason the variance is no longer needed	
I certify that all information submitted with this request is correct and I h	ave enclosed the \$20.00 filing fee.
- 1/10 11/10/ -	
Signature: Dent Certallo	
	11-TV-14
VI DIVIL	de a vener in
Name (print): Kent Reckelhott Per	tition Number:

(Please use the reverse side for further explanation and/or request).



Application for Appear To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extersion of time to	complete repours.
atters need joints co	ulled, and a variance
an window. Approx	- 3 months March 31,2011
	Datas



Remaining Violations Report

DEC 0 2 2010

4806

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 525 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 2 Max # of Occupants: 4 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

147

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349-3582

City Hall

Rental Inspections: (812) 349-3420

www.bloomington.in.gov

Neighborhood Division: (812) 349-3421 Housing Division: (812) 349-3401 It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Cycle Report

4806

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 525 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 4 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

NOTE:

Room dimensions are in the file or listed on the previous cycle inspection report.

Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Living Room:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Kitchen:

Service the expired fire extinguisher, PM-704.3

BASEMENT

Bedroom:

This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

149

City Hall

Rental Inspections: (812) 349-3420 Neighborhood Division: (812) 349-3421

Bloomington, IN 47404 Fax: (812) 349-3582

401 N. Morton Street

www.bloomington.in.gov

Housing Division: (812) 349-3401

UPSTAIRS

Front Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 28.5 inches Width: 42.5 inches Sill Height: 20 inches

Openable Area: 8.41 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Rear Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 28.5 inches Width: 42.5 inches Sill Height: 20 inches

Openable Area: 8.41 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

Rear Bathroom:

Properly repair the sink drain to function as intended, clogged. PM-504.1

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

530 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 – Conducted Cycle Inspection

23 November 2010 - Conducted Reinspection

17 December 2010 - Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report.

419°	つうし・・・
115-2 5	534
Application for Appeal 7.33	38 554
David 111	349 555
The account of the state of the	ニューラフィ
Ricomington IN 17/100	43 567
DEC 1 7 2010 Williamington, IN 47402 522	HS .
BY:	H6 20 1
D1: 100000000000000000000000000000000000	10 broken
Petitioner's Name: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	ĭ,
	510
	528
Petitioner's Address & Phone Number: 5/3 W. Gourley the Stome	eator)
	44414
Owner's Name: Maryles He Mar magnet las	11/01
Owner's Address & Phone Number: 175 b, His libreit (Od. Roming)	& & O.D .
	I NULL
Address of Property: 5/3/1), apriller to the - X poster Court of	2
1 1 minutes	lle
Occupant(s) Name(s): Multiple Deliparts	
, , , , , , , , , , , , , , , , , , ,	•
The following conditions must be found in each case in order for the Board to consider the request: 1. That the value of the area about the property to which the exception is to apply will not be adversely affected. 2. That the exception is consistent with the intent and area of the consistent with the intent and area.	
safety, and general welfare.	,
Identify the variance type that you are requesting from the following list and attach the required information.	
147	•
A. An extension of time to complete repairs. (Petition type: TV) Specify the items that need the extension of time to complete	
Explain why the extension is needed	
B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)	
LEGGET AND COME TOTAL CHILD INTERPRETATION OF STATE OF THE STATE OF TH	
Detail why you are requesting the variance.	•
Specify the modifications and or alterations you are suggesting C. Relief from an administration decision. (Petition type: AA)	
Specify the decision being appealed and the relief you are reading	
D. Rescind a variance. (Petition type: RV) Detail the existing variance	
Specify the reason the variance is no longer needed	· · · · · · · · · · · · · · · · · · ·
I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.	•
11.10 11/10/	•
Signature: Deut Certally	
11-1V-19	
Name (print): Kent Rechelhoff Petition Number:	

(Please use the reverse side for further explanation and/or request).



Application for Appear To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of	time to complete repours.		
attus need	2 joints coulled, and a various	uei	
cm window	w. Approx - 3 months March	3	
		•	
Signature:	Date:	·	



Remaining Violations Report

DEC 0 2 2010

4844

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 530 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

154



www.bloomington.in.gov

Neighborhood Division: (812) 349-3421 Housing Division: (812) 349-3401 It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.



Cycle Report

4844

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 530 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 4 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

NOTE:

- Room dimensions are in the file or listed on the previous cycle inspection report.
- Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Entryway:

Properly install a weather strip on the entrance door to exclude rain as completely as possible, and to substantially exclude air infiltration. PM-303.13

Kitchen:

Service the expired fire extinguisher. PM-704.3
Repair the sliding glass door to open easily. PM-303.15

156

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349-3582 City Hall

Rental Inspections: (812) 349-3420

www.bloomington.in.gov

Neighborhood Division: (812) 349-3421 Housing Division: (812) 349-3401

Drive the nails into the floor that are sticking up. PM-303.10

Secure the handrail so it is capable of withstanding normally imposed loads. PM-303.12 (exterior) & PM-304.5 (interior)

BASEMENT

Bedroom:

Note: A door leading directly to the exterior serves as the emergency egress for this sleeping room.

Closet:

Repair/replace the damaged door, holes. PM-304.6

Storage Closet:

Replace the missing protective cover for the light fixture. PM-605.1

UPSTAIRS

Front Bedroom:

Repair/replace the damaged door, holes. PM-304.6

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 27.5 inches Width: 32 inches Sill Height: 18 inches Openable Area: 6.11 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

Left & Right Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches Width: 36 inches Sill Height: 22 inches Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

531 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 – Conducted Cycle Inspection

23 November 2010 - Conducted Reinspection

17 December 2010 - Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report.

419	521
1/5-2	534 :
Application for Appeal 750	538 554
	34
Tarret Recognered By the Cole 12 12 12 12 12 12 12 12 12 12 12 12 12	555
	543 567
DEC 1 7 2010 Bloomington, IN 47402 523	SUS
312 313 3420	3110 20 1
BY:	2/0 IBNUM
Petitioner's Name: X/20101 Court	0
525)
8(J-330-0	528
Petitioner's Address & Phone Number: 5/3 4). (2 Decelor - La Solo Decelor)	inter 1
(10.7 (A) (W) (Agio Con
Owner's Name: Marketta Market Market	47404
The market the	<i>≟ • • • • • • • • • • • • • • • • • • •</i>
Owner's Address & Phone Number: 175 b. Win lines X On Roman	
Strate & Address & Priorie Number: [No. N. A. Komlai)	le II.
	60446
Address of Property: 5/3 (1), Gold len & by - Naster Court	Ares.
Occupant(s) Name(s): Wiltiple Dory) arts	
	÷ .
The following conditions must be found in each case in order for the Board to consider the request: 1. That the value of the area about the property to which the exception is to apply will not be adversely affected.	
That the experience is consistent with the intent and purpose of the housing code and promotes and in the last	
safety, and general welfare.	
Identify the variance type that you are requesting from the following list and attach the required information.	
1.71	
A. An extension of time to complete repairs. (Petition type: TV) Specify the items that need the extension of time to complete	•
Explain why the extension is needed	
Specify the time requested	
B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V) Specify the code reference number you are appealing	
Detail why you are requesting the variance	
Specify the modifications and or alterations you are suggesting	
C. Relief from an administration decision. (Petition type: AA)	
D. Rescind a variance. (Petition type: RV)	
Detail the existing variance	• ,
Specify the reason the variance is no longer needed	
I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.	,
that the told can be correct and I have enclosed the \$20.00 hing fee.	•
Signatures Les Haglallell	•
Signature: Deut Lechally	
V I D / WAD	
Name (print): Kent Keckelhoff Petition Number:	•
	•

(Please use the reverse side for further explanation and/or request).



Application for Appear To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

cus	4470	solor i	4)	Ann	wx	_ 2	m	outher	_ Ma	rch ?	31,2	401(
<u>, in a co</u>	<i>,</i>			- No V							<u> </u>	
				^ :						· · · · · · · · · · · · · · · · · · ·	·	
		·		<u></u>	,	<u></u>			<u>.</u>	•	······································	
·		<u> </u>	· :				· · · · · · · · · · · · · · · · · · ·			· · · · · · · · · · · · · · · · · · ·		<i>*</i> , ·
										, -	· , ·	•
<u> </u>			· .				· · · · ·				···	
<u></u>	: .·		· · ·		· · · ·	- :	,	<u> </u>	· .			
								·				
	cm.	anwi	an window	an window.	an window. App	an window. Approx	an window. Approx - 3	con window. Approx - 3 ms	cur window. Approx - 3 months	an window. Approx - 3 months Ma		cur window. Approx - 3 months March 31, 2



Remaining Violations Report

DEC 0 2 2010

4809

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 531 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1/1

Number of Bedrooms: 2 Max # of Occupants: 4

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

162

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Cycle Report

4809

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 531 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 4

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

NOTE:

Room dimensions are in the file or listed on the previous cycle inspection report.

Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Living Room:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Kitchen:

Service the expired fire extinguisher. PM-704.3

164

City Hall

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349-3582

www.bloomington.in.gov

Rental Inspections: (812) 349-3420 Neighborhood Division: (812) 349-3421

Housing Division: (812) 349-3401

Basement

Bedroom:

This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

UPSTAIRS

Front & Rear bedrooms:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 28.5 inches Width: 42.5 inches Sill Height: 20 inches Openable Area: 8.41 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. PM-302.4.1

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

534 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 – Conducted Cycle Inspection

23 November 2010 – Conducted Reinspection 17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report.

419 5	5 l
Application for Appeal 453 5	34
To The	
Board of Housing Quality Appeals P.O. Box 100 ST ST ST ST ST ST ST ST ST	10 555
	13 567
DEC 1 7 2010 Bloomington, IN 47402 521 5	15
812-349-3420	6 20 H
BY:	o book
Petitioner's Name: X/20101 Court 550 55	51
8(J-330-05	28
Petitioner's Address & Phone Number: 5/3 4), Golerless & Phone Number: 5/3 4)	to 11
The thomas	gies . The
Owner's Name: Mar Miles the Mar magnast las	47407
Owner's Address & Phone Number: 175 b. Win Loveit (O) Rom (O)	< DD
	100441
Address of Property 513 W. Rousley John - Hrosel Court A	100.
	<i>.</i>
Occupant(s) Name(s): Wiltiple Dorigo arts	
 The following conditions must be found in each case in order for the Board to consider the request: That the value of the area about the property to which the exception is to apply will not be adversely affected. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare. 	
Identify the variance type that you are requesting from the following list and attach the required information.	_
A. An extension of time to complete repairs. (Petition type: TV)	•
Specify the items that need the extension of time to complete	
Explain why the extension is needed Specify the time requested	
B. A modification or exception to the Housing Property Maintenance Code, (Petition type, V)	
Specify the code reference number you are appealing Detail why you are requesting the variance	•
Specify the modifications and or alterations you are suggesting	
C. Relief from an administration decision. (Petition type: AA) Specify the decision being appealed and the relief you are seeking	
D. Rescind a variance. (Petition type: RV)	• •
Detail the existing variance Specify the reason the variance is no longer needed	
	•
I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.	•
Signature: Quitellely	
VI DILIIAP	
Name (print): Kent Reclee Unott Petition Number:	· ·

(Please use the reverse side for further explanation and/or request).



Application for Appear To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

Extension of	, time to	complete re	pous
atters need	2 joints co	ulled, and	March 31
		•	4 March 31
	· · · · · · · · · · · · · · · · · · ·		
<u> </u>	·		
(Clausedorma)		Date:	

2011.



Remaining Violations Report

DEC 0 2 2010

4846

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

401 N. Morton Street

Fax: (812) 349-3582

Bloomington, IN 47404

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 534 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1/1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

169

Rental Inspections: (812) 349-3420

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.



4846

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 534 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 4 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

NOTE:

Room dimensions are in the file or listed on the previous cycle inspection report.

Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Kitchen:

Service the expired fire extinguisher. PM-704.3

UPSTAIRS

Front Bedroom:

Every window shall be capable of being easily opened and held in position by its own hardware. PM-303.13.2

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 27.5 inches Width: 32 inches Sill Height: 18 inches Openable Area: 6.11 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

City Hall

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349-3582

Neighborhood Division: (812) 349-3421 Housing Division: (812) 349-3401

Rental Inspections: (812) 349-3420

R & L Bedrooms:

No violations noted.

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches Width: 36 inches Sill Height: 22 inches

Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.

EXTERIOR:

BLDG 6

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. PM-302.4.1

Repair the brick facade on the NW corner of structure. PM-303.6

Properly label electrical service/meter disconnects with corresponding unit numbers. PM-701.2

Replace the missing or damaged dryer vent covers, PM-303.1 & PM-603.1

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

538 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 – Conducted Cycle Inspection

23 November 2010 – Conducted Reinspection

17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report.



419 5	51
	24
Application for Appeal 453	70
To The	38 .554
Board of Housing Quality Appeals 443 S	40 555
	43 867
Dla aministan TAT 401400	361
DEC 1 7 2010 DEC 1 7 2010 Bloomington, IN 47402 523	75
	16 20 N
BY:	& Burn
Petitioner's Name: X/NO1/01 \ S	<u>0</u>
817-230-05	22
7 12 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Petitioner's Address & Phone Number: 5/3 W. Golirley Take Shomes	atol) A
	1. Wy 2/ KL
Owner's Name: Mar Blue Ha Mar Manager of	17701
Owner's Address & Phone Number: 175 b, Win Lines & 100 Roman 100	
Althorna Minister Minister Minister Con Levelle	- If a
	60446
Address of Property 5/3 W. Goersley febr - Hooseer Court &	ue.
Occupant(s) Name(s): Multiple Direnparts	
	•
The following conditions must be found in each case in order for the Board to consider the request: 1. That the value of the area about the property to which the exception is to apply will not be adversely affected.	•
2. That the exception is consistent with the intent and purpose of the housing code and promotes public health,	
safety, and general welfare.	•
Identify the variance type that you are requesting from the fall with the fall of the fall	
Identify the variance type that you are requesting from the following list and attach the required information.	· .
A. An extension of time to complete repairs. (Petition type: TV)	•
Specify the items that need the extension of time to complete	
Explain why the extension is needed Specify the time requested	
B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)	
Specify the code reference number you are appealing	
Detail why you are requesting the variance	•
Specify the modifications and or alterations you are suggesting	
C. Relief from an administration decision. (Petition type: AA)	
D. Rescind a variance. (Petition type: RV)	
Detail the existing variance	• •
Specify the reason the variance is no longer needed	
Teerfify that all information submitted with the	
I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.	
11/1/1/1	,
Signature: Deut Certifiche	
11-11-11-11	
Name (print): Kent Reckelhoff Petition Number:	
THE THEORY I TOWN I TOW	

(Please use the reverse side for further explanation and/or request)



Application for Appear To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

-	cen	. 117	mee	<u>ck 7</u> (JA).	A	MAN	ox.	سس	3	mo	neth	1-	Ma	irch	3(,201
		٠.								••	•				· .	
			•				· · ·		· · ·	•	,		· · ·			·
			<u>-</u>			·	•	-	- -		· · · · · · · · · · · · · · · · · · ·	• •			· · · · ·	
											·					
											. ·					
			-						•	<u></u>	· · · · · ·	,				
				· · · · ·			·	· · ·	· · ·		· ·	·				• •
										•			•			
											·					· .
	·			•	•							· ·				•
	nature:						• •		· .	Date:		,				٠



Remaining Violations Report

DFC 0 2 2010

4848

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 538 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

176

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Front Bedroom:

Repair the broken window, bottom sash, south wall, left side. PM-303.13

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.



Cycle Report

4848

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 538 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 4 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

NOTE:

- Room dimensions are in the file or listed on the previous cycle inspection report.
- Only Units/Rooms with violations shall be listed on this report.
- Repair all smoke detectors in this unit to be interconnected. PM-704.1

INTERIOR:

Kitchen:

Service the expired fire extinguisher. PM-704.3

Deck:

Replace the melted siding on the wall of structure. PM-303.6

NOTE:

Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction. PM-303.1 & PM-701.2

Exceptions:

1. One & Two family dwellings

2. Where the buildings & decks are protected by an automatic sprinkler system

Charcoal grills may be stored in these locations. Gas grills may be stored in these locations without the propane tank (Propane tanks shall not be stored in the living space, garage or storage shed).

Front Bedroom:

Repair the broken window, bottom sash, south wall, left side. PM-303.13

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 27.5 inches
Width: 32 inches
Sill Height: 18 inches

Openable Area: 6.11 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

R & L Bedrooms:

No violations noted.

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches Width: 36 inches Sill Height: 22 inches Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

542 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 – Conducted Cycle Inspection

23 November 2010 - Conducted Reinspection

17 December 2010 - Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report.

Appl	lication for Appeal 453 534	· ·
	To The	254
Board of H	Ionsing Quality Appeals 443 542	$\mathbb{Z}^{'}$
DECEIVE Hoard of H	PO Box 100 5/7 54/2	7 /1
300	minoton IN 47402	56 L
	812-349-3420 52) 515	
BY:	- 1941	W h
D a monumental and a second	- 507 5260 P	work
Petitioner's Name: XIOSION COURT	535 551	
	817-330-0528	•
Petitioner's Address & Phone Number: 5/3 W. GO	eirley the bloomistoe).
	(1)	1/2/
Owner's Name: Mar Blue the A Mar MAR	2017 MA	*D7
	July Charles	
Owner's Address & Phone Number: 175 b. Wal	poeit Da Romeni) el a a	.:
		1/4/1
Address of Property 5/3 (1) (Dees le)	P. Ba - XI DOLONA Ma IX D	776
in the second of	The house Court aug.	
Occupant(s) Name(s): Multiple Dringats		·
The following conditions must be found in each case in order for the 1. That the value of the area about the property to which the exception is consistent with the exception of the exception.	he Board to consider the request:	
and plithose of the	housing code and promotes and life ted.	
safety, and general welfare.	nothing code and promotes public health,	ė
Identify the variance time that we	-	
Identify the variance type that you are requesting from the following	ng list and attach the required information.	
A. An extension of time to complete repairs. (Petition typ	ል. ጥፕ/\	
opecity the items that need the extension of time	to complete	
Explain why the extension is needed	to complete	
Specify the time requested		. 1
B. A modification or exception to the Housing Property Iv	Isintenance Code. (Petition type: V)	
Specify the code reference number you are appearable. Detail why you are requesting the variance	ding	
Specify the modifications and or alterations you s	ara guzzantia -	
C. Rener at our all administration decision. (Petition type)	AAY	
Decity the decision being annealed and the relief	Evon are seeking	
L D. Resemi a variance, (Pennon type: RV)	-y	
Detail the existing variance		
Specify the reason the variance is no longer neede	ad	٠.
I certify that all information submitted with the		
I certify that all information submitted with this request is correct a	nd I have enclosed the \$20.00 filing fee.	•
SI SD I alital		
Signature: Deut Kerfullhoff		
	1. 11-TV-14	
Name (min) Racet De /a/1 AP	The state of the s	
Name (print): Kent Reclee that	Petition Number:	

(Please use the reverse side for further explanation and/or request).



Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

ye ceur	ion of)		111	te repo	vanami	
atter	a need	your	& com	steld,	and a	various	~
cerr	vindou	w. <u>A</u>	yprox -	-3 n	with	March	31,201
•	•	•				•	· II.
·							
·	<u></u>			-			
· · · · · · · · · · · · · · · · · · ·				•			
· .	<u> </u>	· .					-
	•						
	· · · · · · · · · · · · · · · · · · ·						
		•					
	• •				· · · · · · · · · · · · · · · · · · ·		
<u> </u>	-						
<u> </u>	·	-		<u> </u>		,	



Remaining Violations Report

DEC 0 2 2010

4850

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 542 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

134



Housing Division: (812) 349-3401

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



NOV 2 2 2010

Remaining Violations Report

4850

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 542 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1/1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

186

City Hall

Rental Inspections: (812) 3 Neighborhood Division: (812) 3

Housing Division: (812)

INTERIOR:

Kitchen:

Service the expired fire extinguisher. PM-704.3

Attic:

Vh

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



RENTAL PERMIT INFORMATION

SEP 1 4 2010

Marquette Management, Inc. 175 S. Highpoint Drive Romeoville, IL 60446

Property Location: 542 W. Hoosier Court Avenue

Please find enclosed the Cycle Inspection Report which detail recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by NOV 142010 to schedule a reinspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

This report is issued in accordance with Section PM106.1 and PM106.2 of the Housing-Property Maintenance Code. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Please be advised that non-compliance by the deadlines listed in this letter can limit the permit period to a maximum of three (3) years. A copy of the Notice of Fees can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc: Beverly Rahe

700

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349-3582 City Hall

Rental Inspections: (812) 349-3420 Neighborhood Division: (812) 349-3421

www.bloomington.in.gov Neighborhood Division: (812) 349-3421
Housing Division: (812) 349-3401



Cycle Report

4850

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 542 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 4
Max # of Occupants: 5
Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

NOTE:

Room dimensions are in the file or listed on the previous cycle inspection report.

Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Kitchen:

Service the expired fire extinguisher. PM-704.3

BASEMENT

Bedroom:

This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

189

City Hall

Rental Inspections: (812) 349-3420 Neighborhood Division: (812) 349-3421

Housing Division: (812) 349-3401

UPSTAIRS

Front Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 27.5 inches Width: 32 inches Sill Height: 18 inches Openable Area: 6.11 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

R Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches Width: 36 inches Sill Height: 22 inches Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

L Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches Width: 36 inches Sill Height: 22 inches Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

546 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 – Conducted Cycle Inspection

23 November 2010 - Conducted Reinspection

17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report.

Appli	100 tion to 1 mark 452 534
	ication for Appeal 453 538 554 To The 443 542 555
THE BOARD OF H	ommig Austrity Appeals
DEC 1 7 2010 Bloom	nington, IN 47402
BY:	521 545 112-349-3420 521 545 W
	230 2568 bush
Petitioner's Name: XIDOLIAN COULT	317-220-0518
Petitioner's Address & Phone Number: 5/3 (1), (3 De	21 love - fello a blace to 1 /
	1 How eglo A
Owner's Name: Mar Mile Has Mar MAD	nest la
Owner's Address & Phone Number: 1756, Wali	overt Or Romeovele al
Address of Property: 5/3 (1), Gourley	1'A 1/10446
The state of the s	Ap - Novalle Court Gue
Occupant(s) Name(s): Wiltiple Docing arts	
 The following conditions must be found in each case in order for th That the value of the area about the property to which the exception That the exception is consistent with the intent and purpose of the I safety, and general welfare. 	0.10.10.00-1
Identify the variance type that you are requesting from the followin	g list and attach the required information
A. An extension of time to complete repairs. (Petition type	e TVI
Explain why the extension is needed	to complete
B. A modification or exception to the Housing Property M	aintenance Code. (Petition type: V)
Detail why you are requesting the variance	ang
Specify the modifications and or alterations you as C. Relief from an administration decision. (Petition type: A	AAY
D. Rescind a variance. (Petition type: RV)	you are seeking
Detail the existing variance Specify the reason the variance is no longer needed	d
I certify that all information submitted with this request is correct an	
1 10 11/10	The state of the s
Signature: Deut Berlulliff	11-TV-14
Name (print): Kent Reckelhoff	Petition Number:

(Please use the reverse side for further explanation and/or request).



Application for Appear To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

atte	viuo	lour.	A	prox	·	3 m	w	the	M	arch	31	,2011
•	•									•		
												•
· ·												
	<u> </u>		· -	· · · · ·	•	- ···		· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·		•
												. -
												·
	٠.					· .				· ·		
Signature:						D .	ate:				<u>-</u>	



Remaining Violations Report

DEC 0 2 2010

4853

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 546 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

194



Housing Division: (812) 349-3401

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Cycle Report

4853

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 546 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2

Number of Units/Structures: 1/1

Number of Bedrooms: 4 Max # of Occupants: 5 Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

NOTE:

Room dimensions are in the file or listed on the previous cycle inspection report.

Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

196

City Hall Rental Inspections: (812) 349-3420 Neighborhood Division: (812) 349-3421 Housing Division: (812) 349-3401

BASEMENT

Bedroom:

This room has a door directly to the exterior and therefore is not required to have an emergency egress window. This door shall remain functional and shall not be blocked by storage or placement of furniture.

Utility Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air
- shall extend to within 6" of floor. PM-505.4

UPSTAIRS

Front Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 27.5 inches Width: 32 inches Sill Height: 18 inches

Openable Area: 6.11 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

R Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches Width: 36 inches Sill Height: 22 inches Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

L Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches Width: 36 inches Sill Height: 22 inches

Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

Attic:

NC

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

548 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 – Conducted Cycle Inspection

23 November 2010 - Conducted Reinspection

17 December 2010 – Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: BHQA Appeal, Petitioner's Letter, Cycle Report, Remaining Violations

Report.

419	ا د⊂
1/5-2	534
Application for Appeal 453	538 554
10 116	Syd To
DECELVE P.O. Box 100	543 57.7
Bloomington, IN 47402	56 Bul
B12-349-3420	<i>7</i> (3
BY:	20 work
530.3	20 1
Petitioner's Name: X/20101 Court	351
817-330-0	528
Petitioner's Address & Phone Number: 5/3 4). Queslage La horas	to I
The state of the s	AGUS M
Owner's Name: Mar Miles + +2 Mar MARARITA	47404
	÷
Owner's Address & Phone Number: 175 b, His love to (DA Komien)	0 ~ 00
THE MENT WALL	e Wille
Address of Property: 513 1), apriller flo - Haster Court	0 60976
The reader court	all.
Occupant(s) Name(s): Wiltiple Dolly arts	
The following conditions must be found in each case in order for the Board to consider the request: 1. That the value of the area about the property to which the exception is to apply will not be adversely affected.	•
and oxpopulate is consistent with the intent and purpose of the housing code and promotor public be all	
Identify the variance type that you are requesting from the following list and attach the required information.	
A. An extension of time to complete repairs. (Petition type: TV)	·
Specify the items that need the extension of time to complete	
Explain why the extension is needed Specify the time requested	
B. A modification or exception to the Housing Property Maintenance Code (Petition types V)	
Specify the code reference number you are appealing Detail why you are requesting the variance	
Specify the modifications and or alterations you are suggesting	
C. Relief from an administration decision. (Petition type: A A)	
D. Rescland a variance. (Petition type: RV)	
Detail the existing variance	
Specify the reason the variance is no longer needed	
I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.	,
1/10/1/10/	
Signature: Cout Certally	•
11-TV-14	
Name (print): Kent Reckellioff Petition Number:	
The state of the s	•

(Please use the reverse side for further explanation and/or request)



Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

		. 1	x sp	1		2		rud a	1	larch	31	2016
C	Mu	rudo	w. ,	AN	uvx.	<u>- 5</u>	me	nuw	<u> </u>		(
			·				·	<u> </u>				
											• .	٠
	·											
	<u> </u>		•									
		· · ·	. .		<u> </u>	<u> </u>						• •
	•		<u>.</u>	. <u> </u>	•	.				<u></u>		·
	·	·	 			 ;			 	• .	· · · ·	= 1



Remaining Violations Report

DEC 0 2 2010

4855

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 548 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1/1

Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

202

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349-3582 City Hall

Rental Inspections: (812) 349-3420 Neighborhood Division: (812) 349-3421

Housing Division: (812) 349-3401

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Cycle Report

4855

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE BLOOMINGTON IN 47404

Prop. Location: 548 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH Number of Stories: 2 Number of Units/Structures: 1 / 1

Number of Bedrooms: 4
Max # of Occupants: 5
Foundation Type: Basement

Attic Access: Yes

Accessory Structure: None

NOTE:

- Room dimensions are in the file or listed on the previous cycle inspection report.
- Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Living Room:

Properly repair, then clean and surface coat damaged or stained ceiling area. PM-304.3

Kitchen:

Service the expired fire extinguisher. PM-704.3

Repair garbage disposal to function as intended. PM-504.1 & PM-605.1

204

Housing Division: (812) 349-3401

BASEMENT

Furnace Closet:

Temperature/pressure relief (TPR) valve discharge tubes:

- shall not be reduced in size from the valve outlet
- shall be rigid galvanized, rigid copper, or any CPVC pipe
- shall not have a threaded discharge end
- drain by gravity
- shall have a minimum 1" air gap where discharging into a sanitary drain, or an approved air break
- shall extend to within 6" of floor. PM-505.4

Bathroom:

Properly repair the sink drain to function as intended, clogged. PM-504.1

UPSTAIRS

Front Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 27.5 inches Width: 32 inches Sill Height: 18 inches

Openable Area: 6.11 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom:

Repair the surface of the ceiling to be free of holes, cracks, peeling paint and sagging materials. PM-304.3

R Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches Width: 36 inches Sill Height: 22 inches Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

L Bedroom:

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 26 inches Width: 36 inches Sill Height: 22 inches

Openable Area: 6.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

Trim all tree branches away from the siding and roofline to maintain a 3' clearance. PM-302.4.1

Properly label electrical service/meter disconnects with corresponding unit numbers. PM-701.2

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

9 February 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-14

Address:

567 W. Hoosier Court Ave.

Petitioner:

Hoosier Court

Inspector:

Norman Mosier

Staff Report:

20 September 2010 – Conducted Cycle Inspection

23 November 2010 – Conducted Reinspection 17 December 2010 - Received BHQA Appeal

It was noted during the cycle inspection that in addition to violations in the units, the draft stops need to be properly sealed. Petitioner is requesting an extension of time to complete repairs.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for

further action including the possibility of fines.

Compliance Deadline: 31 March 2011

Attachments: Petitioner's Letter, BHQA Appeal, Cycle Report, Remaining Violations Report.



	419 551
	1/5-2 534
Applic	cation for Appeal 453 538 554
PECEIVE P	ousing Quality Appeals 443 546 555
TO TO TO TO I	2.0. Box 100 5/7 543 567
DEC 1 1/2 2010 Bloom	ungton. IN 47402
8:	12-349-3420
BY:	524 216 West
	530 548
Petitioner's Name: X/201101 Court	525.551
	817-330-0528
Petitioner's Address & Phone Number: 5/3 4), Q Se	islow to be blow in tour
	The micigle of
Owner's Name: Mar Miles the Mar MAO	47404
7 10 10 10 10 10 10 10 10 10 10 10 10 10	auto sar
Owner's Address & Phone Number: 175 h, XIA	V O D
Those Manuelly (1), N/M	roeat No. Romerolle of.
Address of Dec. (5 10 1)	1'1 11 60446
Address of Property: 5/3 (1), (Bulley &	& - Nobel Court Bus
A = A + A + A + A + A + A + A + A + A +	
Occupant(s) Name(s): Multiple Doring arts	
The following conditions must be found in each case in order for the 1. That the value of the area about the property to which the exception 2. That the exception is consistent with the investment with the	a ta 64 1 ' ' ' 11
and overland to completely with the fullent and outlooke of the p	to to apply will not be adversely affected. To to apply will not be adversely affected.
safety, and general welfare.	the state of the s
Identify the variance type that you are requesting from the following	to A
	· · · · · · · · · · · · · · · · · · ·
A. An extension of time to complete repairs. (Petition type	: TV)
Specify the items that need the extension of time t	o complete
Explain why the extension is needed Specify the time requested	
B. A modification or exception to the Housing Property M:	ointenance C. I. O. au
Specify the code reference number you are appeals	ing
Detail why you are requesting the variance	
Specify the modifications and or alterations you are	& Suppositing
C. Reher from an administration decision. (Petition type: A	AY
Specify the decision being appealed and the relief.	vou are secking
L D. Rescand a variance, (Pennon type: RV)	, or all booking.
Detail the existing variance	
Specify the reason the variance is no longer needed	1
I certify that all information submitted with this request is correct an	
The state of the s	4 A maye enclosed the \$20.00 filing fee.
S 1 1/1/11	
Signature: Leasterfully	11 71.111
	11-14-17
Name (print): Kent Reclae that	Petition Number:

(Please use the reverse side for further explanation and/or request).



Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

(Please write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting.)

:	/ ·	lu i	/ (3/4 ~	. 0		. 1.	to - ca	.0	0.00	0	u D 0	1	N 210			
· ·	cen		in.	don		Au	prox	بدلا ب	31	, a	nth	1-	Mai	rch	3(,2011
-		•			*					••		•	•			
	• • • • • • • • • • • • • • • • • • • •			,		**			· · ·	· 			<u>.</u>	·		
					······	· 	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·			 - 	•	- -	· · · · · · · · · · · · · · · · · · ·		
							<u>.</u>									
							·									
**											•					
				٠.,		•										
· ·	: .			·				•				·-			•	
. Cit-	nature:		•						· 	Date:		•			<u> </u>	



Remaining Violations Report

DEC 0 2 2010

4872

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A. 513 W. GOURLEY PIKE **BLOOMINGTON IN 47404**

Prop. Location: 567 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Number of Units/Structures: 1/1

Number of Bedrooms: 3 Max # of Occupants: 5

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

VARIANCE

09/14/2010 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on July 7, 2010 for the egress requirements. Project Name: HOOSIER COURT WINDOWS; Variance Number: 10-07-15.

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

210

401 N. Morton Street Bloomington, IN 47404 Fax: (812) 349-3582

City Hall

Rental Inspections: (812) 349-3420

www.bloomington.in.gov

Neighborhood Division: (812) 349-3421 Housing Division: (812) 349-3401 Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

INTERIOR:

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1



Cycle Report

4872

OWNERS

MARQUETTE MANAGEMENT, INC. 175 S. HIGHPOINT DRIVE ROMEOVILLE, IL 60446

AGENT

RAHE, BEVERLY A.
513 W. GOURLEY PIKE
BLOOMINGTON IN 47404

Prop. Location: 567 W HOOSIER COURT AVE

Date Inspected: 09/07/2010 Inspectors: Norman Mosier Primary Heat Source: Electric

Property Zoning: RH

Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 5

Foundation Type: Crawl Space

Attic Access: Yes

Accessory Structure: None

GENERAL STATEMENT:

Repair all smoke detectors in this unit to be interconnected. PM-704.1

NOTE:

- Room dimensions are in the file or listed on the previous cycle inspection report.
- Only Units/Rooms with violations shall be listed on this report.

INTERIOR:

Kitchen:

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

212

City Hall

www.bloomington.in.gov

UPSTAIRS

Hallway:

Replace the defective smoke detector, not audible. PM-704.3

Front Bedroom: See State Variance in file.

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 22.5 inches Width: 30.25 inches Sill Height: 32 inches Openable Area: 4.72 sq. ft.

721 A25A 922

L Bedroom: See State Variance in file.

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 21 inches Width: 42 inches Sill Height: 32 inches Openable Area: 6.12 sq. ft.

R Bedroom: See State Variance in file.

Existing Egress Window Measurements: Dbl Hung pop out: Const. Yr. - 2004

Height: 21 inches Width: 42 inches Sill Height: 32 inches

Openable Area: 6.12 sq. ft.

Attic:

Restore the integrity of the draft stop/fire separation wall in the attic. Repairs shall be made using like construction and materials. Replacement shall be done in accordance with current code requirements. PM-703.1

EXTERIOR:

Replace the missing stone cap for the brick wall. PM-303.6

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

February 9, 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-15

Address:

582 E. Graham Pl.

Petitioner:

Muhammad Rana

Inspector:

Robert Hoole

Staff Report:

October 14, 2010

Cycle inspection report mailed

December 20, 2010

0 Appeal filed

The petitioner is requesting a 3 month extension of time to complete repairs due to inclement weather. However, only two of the repairs are exterior and recent weather conditions would not have prevented their completion. Additionally, the egress windows do not meet the code requirements in place at the time of construction.

Staff recommendation:

Grant the extension of time to secure a variance from the State of

Indiana. No extension of time is granted for other items.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the

possibility of fines.

Compliance Deadline:

April 9, 2011 – Window variance deadline

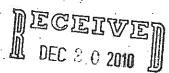
February 16, 2011 – All other items

Attachments:

Cycle inspection report, appeal form



Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420



BY:
Petitioner's Name: ////////////////////////////////////
Petitioner's Address & Phone Number: 65/Bayl-erryet Bloomington, 11/47401
Owner's Name: Mill 812-360-4757
Owner's Name: Muhammad Rana
Owner's Address & Phene Number: Same as about
Address of Property: 582 F Graham Place Bloomnegtin, 1N47401
- 102 1 G 20 10m V (GC 200 M negm , 1N 47401
Occupant(s) Name(s): Vacant
 The following conditions must be found in each case in order for the Board to consider the request: That the value of the area about the property to which the exception is to apply will not be adversely affected. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.
Identify the variance type that you are requesting from the following list and attach the required information.
$oldsymbol{(Y)}$
A. An extension of time to complete repairs. (Petition type: TV) Specify the items that need the extension of time to complete
Explain why the extension is needed
B. A modification or exception to the Housing Property Maintenance Code, (Petition type: V)
Specify the code reference number you are appealing
Detail why you are requesting the variance Specify the modifications and or alterations you are suggesting
— C. Relief from an administration decision, (Petition type: AA)
Specify the decision being appealed and the relief you are seeking
D. Rescind a variance. (Petition type: RV) Detail the existing variance
Specify the reason the variance is no longer needed
I certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee.
solver, that are unformation submitted with this request is correct and I have enclosed the \$20.00 filing fee.
Signature: M Marie
11-TV-15
Name (print): MUHAMMAD RANA Petition Number:

(Please use the reverse side for further explanation and/or request).



Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

sase write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or ification(s) for your request, the amount of time needed to bring the property into compliance, as well as any lifications and/or alterations you are suggesting.)

Need	Some	20	pai	L a	ue.	to 1	veeth
Condition	Cann	ot ge	et d	one.			
Need							
, v							
			· · · · · ·				
				,			
rnature:							-
gnature:			<u> </u>	Date:			



City of Bloomington Housing and Neighborhood Development

Cycle Report

709

OWNERS

RANA, MUHAMMAD

651 BAYBERRY CT BLOOMINGTON, IN 47401

Prop. Location: 582 E GRAHAM PL

Date Inspected: 10/11/2010 Inspectors: Robert Hoole

Primary Heat Source: Electric

Property Zoning: RM Number of Stories: 2

Number of Units/Structures: 1 / 1

Number of Bedrooms: 3
Max # of Occupants: 5
Foundation Type: Basement

Attic Access: No Accessory Structure:

INTERIOR

Entry hallway

No violations noted.

½ bath

Secure the loose receptacle. PM-605.1

Kitchen (3 x 10)

A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

2nd floor hallway

Replace the hard-wired smoke detector with a new smoke detector of the same type. PM-704.1

217

Housing Division: (812) 349-3401

Rear bedroom $(9 \frac{1}{2} \times 14)$

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1983:

Openable area required: 4.75 sq. ft.

Existing area: 4.95 sq. ft.

Clear width required: 18"

Existing width: 31"

Clear height required: 24"

Existing height: 23"

Maximum sill height: 44" above finished floor Existing sill: 30"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the Department of Homeland Security on the Fire Prevention and Building Safety Commission's web site at www.in.gov/dhs/2375.htm. Scroll down to Downloadable Forms and Documents and click on Variance Application and Instructions. If you need any further clarification, the Commission can be reached at 317.233.5341.

Middle bedroom $(8 \times 9 \frac{1}{2})$

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1983:

Openable area required: 4.75 sq. ft.

Existing area: 4.95 sq. ft.

Clear width required: 18"

Existing width: 31"

Clear height required: 24"

Existing height: 23"

Maximum sill height: 44" above finished floor Existing sill: 30"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the Department of Homeland Security on the Fire Prevention and Building Safety Commission's web site at www.in.gov/dhs/2375.htm. Scroll down to Downloadable Forms and Documents and click on Variance Application and Instructions. If you need any further clarification, the Commission can be reached at 317.233.5341.

Front bedroom $(8 \times 11 \frac{1}{2})$

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 1983:

Openable area required: 4.75 sq. ft.

Existing area: 4.95 sq. ft.

Clear width required: 18"

Existing width: 31"

Clear height required: 24"

Existing height: 23"

Maximum sill height: 44" above finished floor Existing sill: 30"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the Department of Homeland Security on the Fire Prevention and Building Safety Commission's web site at www.in.gov/dhs/2375.htm. Scroll down to Downloadable Forms and Documents and click on Variance Application and Instructions. If you need any further clarification, the Commission can be reached at 317.233.5341.

Living room (14×16)

No violations noted.

Basement hallway

Replace the hard-wired smoke detector with a new smoke detector of the same type. PM-704.1

Basement bath

There is no receptacle in this room. Install a GFCI-protected receptacle. PM-605.2

Basement utility room

Thoroughly clean and service the furnace. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. PM-603.1

Properly repair the broken condensate drain line. PM-603.1

Basement family room (19 x 13)

NOTE: This room is not approved for sleeping. Remove the bed from this room.

Correct the polarity of the electrical receptacle on the north wall. The hot and neutral conductors are reversed. PM-605.1

Replace the missing receptacle cover plate on the east wall. PM-605.1

EXTERIOR

Label the electrical disconnect to indicate which one serves this unit. PM-605.1

Properly ground the electrical service. PM-605.1

OTHER REQUIREMENTS

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.12.050 (d)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.040

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

February 9, 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-18

Address:

920 S. Manor Rd.

Petitioner:

J. Mark Moseman and Jill E. Crawford

Inspector:

John Hewett

Staff Report:

October 19, 2010

Cycle Inspection conducted.

December 22, 2010

Received Appeal.

At the time of the Cycle Inspection the basement bathroom was being renovated. The wall separating the bathroom from the rest of the basement had been removed and the shower was being rebuilt. The petitioner has requested additional time to complete the remodeling of this space.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the

possibility of fines.

Compliance Deadline:

02/25/2011 (60 days from Cycle Deadline)

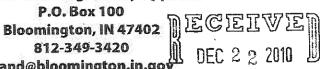
Attachments:

Cycle Inspection Report



Application For Appeal To The **Board of Housing Quality Appeals** P.O. Box 100

812-349-3420 hand@bloomington.in.gov



			BY:		
Property Address: 92	U MANOR RD				
Petitioner's Name: J	.MARK MOSEN	MAN/JILL E CRAWFORD			
Address: 1800 E 2ND	ST				
City: BLOOMINGTON		State: Indiana	Zip Code: 47401		
Phone Number: (81	2) 331-7717	E-mail Address: jmoseman@indiana.edu			
Owner's Name: jeffr	ey m mosema	n/jill e crawford			
Address: 1800 e 2nd s	treet				
City: bloomington		State: Indiana	Zip Code: 47401		
Phone Number: 812-331-7717 E-mail Address: jmoseman@indiana.edu					
Occupants:					
			ler for the Board to consider the request:		
 That the exception health, safety, and o 			e of the housing code and promotes public		
			exception is to apply will not be adversely		
ldentify the varianc	e type that	you are requesting from t	he following drop down menu:		
Variance Type: An e	xtension of tin	ne to complete repairs. (Petitio	n Type: TV)		
Reminder: A \$20.00 filing fee must be submitted with the Appeal Application or the application will not be considered to be complete! A completed application has to be submitted		(Will be assigned by BHQA)			
		11-TV-18			
prior to the meeting application deadline in order to be placed on that months agenda!			Petition Number:		

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Downstairs more time t		pair. 60 day (extension	requested.	Requested (due to plum	bing difficulty	that have required
		illness						
	}							
;				-				

Signature (Required): Much Moseman			
Name (Print): J. Mark Moseman	Date:	12/17	/2010
Important information regarding this application format:		7	1

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City of Bloomington Housing and Neighborhood Development

Cycle Report

9480

OWNERS

CRAWFORD, JILL E. 1800 E, 2ND STREET BLOOMINGTON, IN 47401

Prop. Location: 920 S MANOR RD

Date Inspected: 10/19/2010 Inspectors: John Hewett Primary Heat Source: Gas Property Zoning: RS Number of Stories: 1

Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 3 Foundation Type: Basement

Attic Access: N/A Accessory Structure:

Interior

Living room

22-8 x 13-1

No violations noted.

Nook

11-1 x 7-10

No violations noted.

Kitchen

 $11-2 \times 7-9$

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Dining room

8-5 x 11-2

Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. (west wall) PM-605.1

Hallway

Repair the broken closet door. PM-304.6

224

City Hall

Rental Inspections: (812) 349-3420 Neighborhood Division: (812) 349-3421 Housing Division: (812) 349-3401

SW bedroom 11-3 x 13-1, SE bedroom 10-7 x 9-8

Existing Egress Window Measurements: double pop out

Height: 35 inches Width: 32.5 inches Sill Height: 43 inches Openable Area: 7.89 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Bathroom

No violations noted.

Basement

NE room 14-7 x 12-9

NOTE: This room does NOT meet the minimum safety requirements for a sleeping room, and may not be used for sleeping purposes.

Main room/ Bedroom

11-7 x 28-9

No violations noted.

This room has a door to the exterior for emergency egress.

Laundry room

Repair the exterior door to open. PM-303.15

Locks on egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort. PM-702.3

Mechanical room

No violations noted.

Bathroom

Complete the renovation of this room. This is to include but is not limited to:

- 1. Re-install and finish the wall and door. PM- 304.1
- 2. Install a working shower or remove the floor drain. PM-504.1
- 3. Install floor covering. PM-304.4

Exterior

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

February 9, 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-19

Address:

3711 Parkview

Petitioner:

Jeanne Walters Real Estate

Inspector:

Robert Hoole

Staff Report:

November 12, 2010

Cycle inspection report mailed

January 4, 2011

Reinspection conducted

January 5, 2011

Appeal filed

The petitioner is seeking an extension of time to complete repairs. A reinspection was conducted January 4, 2011. All life-safety items have been completed.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the

possibility of fines.

Compliance Deadline:

April 15, 2011

Attachments:

Remaining violations report, appeal form.





Application For Appeal
To The
Board of Housing Quality Appeals
P.O. Box 100
Bloomington, IN 47402
812-349-3420
hand@bloomington.in.gov

Property Address: 37 W PART	rview DR.				
Petitioner's Name: JEANE WALES F					
Address: 107 8 10 4h 5+188+					
City: Blooming Tov State: IN	Zip Code: 47408				
Phone Number: 812, 331. 8951 E-mail Address: 46	A@ jeannewalters, com				
Owner's Name: Edwin & Pauline C	'Aldwell				
Address: 4404 WALDOLE (AN)					
City: Blannington State: IN	Zip Code: 47408				
Phone Number: 337.0447 E-mail Address: El CAldwella hotmail con pwc Aldwella Alumni. Indiana. &c					
Occupants: DIA G. NATHAN CAMPON	E MCCAL WAGNES				
The following conditions must be found in each case in order for the Board to consider the request: 1. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare. 2. That the value of the area about the property to which the exception is to apply will not be adversely affected.					
Identify the variance type that you are requesting from t	he following drop down menu:				
Variance Type: in spection Extension	か				
Reminder: A \$20.00 filing fee must be submitted with the Appeal	(Will be assigned by BHQA)				
Application or the application will not be considered to be complete! A completed application has to be submitted	11-TV-19				
prior to the meeting application deadline in order to be	Petition Number:				

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.
- C. Relief from an administration decision. (Petition type: AA)
 - 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

A.
The owners of the proporty are opting to replace Siding,
The owners of the proporty are opting to replace Siding, windows and garage door, instead of Repairing. The replacement process has begun, but several items are "special exect" and will take a while to complete.
ATE "Special order", And will take A while to complete JEANNE WALTERS REAL ESTATE is the property management
Company for 3711 parkusen.
- WE would like An Extension of time to complete the repairs in we should be Alole to complete All work
(HAND Earner) by march 15, 2011 As per Inspector Robert Hoole, we had an inspection total 1/4/11) to verify completion of SAFETY/ SECURITY items. The house passed for those items.
itens.
Signature (Required): Jos Jos Jeanne Walters Real Estate Name (Print): The Bennetti Date: 12/23/40 44/11
Name (Print): Nia Bennett; Date: 12/23/40. 49/1/

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.





Remaining Violations Report Reinspected 1/4/2011

1618

OWNERS

====== CALDWELL, EDWIN 4404 WALPOLE LANE BLOOMINGTON, IN 47401

AGENT

=====

WALTERS, JEANNE M. 107 E. 6TH ST. BLOOMINGTON IN 47408

Prop. Location: 3711 W PARKVIEW DR

Date Inspected: 11/01/2010 Inspectors: Robert Hoole Primary Heat Source: Gas

Property Zoning: RS Number of Stories: 1 Number of Units/Structures: 1 / 1

Number of Bedrooms: 3 Max # of Occupants: 3 Foundation Type: Basement

Attic Access: No Accessory Structure:

VARIANCE

=======

NOTE: Basement is not approved as habitable space or for sleeping purposes.

REINSPECTION REQUIRED

This report is your final notice from the Housing and Neighborhood Development Office that this rental property continues to be in violation of the Housing-Property Maintenance Code of Bloomington.

If you have made all of the repairs on this report, contact our office immediately to schedule the required re-inspection.

Failure to make repairs or to schedule the required re-inspection will result in this matter being referred to the City Legal Department. Legal action may be initiated against you under Section 16.12.100 of the Bloomington Municipal Code.

It is your responsibility to contact the Housing and Neighborhood Development Office to schedule the required re-inspection. Our mailing address and telephone number are listed below.

229

INTERIOR

Kitchen (13 x 7)

Repair the exterior door including its window to be weather tight and repair the door window to open as intended. PM-303.15, PM-303.13.2

Repair the screen door to latch as intended. PM-303.15

Bath

Repair the wall surface adjacent to the window. PM-304.3

Replace the deteriorated caulk in the tub. PM-304.3

Northwest bedroom (10 x 8)

Existing Egress Window Measurements:

Height: 22 inches
Width: 31 inches
Sill Height: 29 inches
Openable Area: 4.73 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Repair the window to remain fully open using hardware that is part of the window. PM-303.13.2

Repair the wall surface adjacent to the window and repair the deteriorated sill. PM-304.3

Attached garage

Repair the garage vehicle door to function as intended and to lock securely. PM-303.15

EXTERIOR

From May 15th to October 15th of each year, every door opening directly from any rental unit to the outdoors, and every window or other outside opening used for ventilation purposes shall be supplied with approved screening. PM-303.14

Clean debris from the roof, gutters and downspouts. PM-303.7

Repair the broken back porch guardrail. PM-303.12

Properly repair the holes in the siding on the front of the house. PM-303.6

Replace the rotted trim board at the northeast corner. PM-303.6

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. PM-303.2 NOTE: This item has a compliance deadline of 11/1/2011.

Replace the missing globe on the front porch light. PM-605.1

OTHER REQUIREMENTS

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)



Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

February 9, 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-16

Address:

1429 S. Washington

Petitioner:

Michael O'Connor

Inspector:

Robert Hoole / John Hewett

Staff Report:

October 15, 2010

Complaint inspection in Apt. 2

October 29, 2010

Off-cycle inspection of entire property

January 7, 2011

Appeal filed

On October 15, 2010 a complaint inspection was conducted in apartment 2. During the complaint inspection the building was found to be in such a deteriorated state that a complete off-cycle inspection was warranted. That inspection was performed October 29. Serious structural deficiencies were noted, as well as deteriorated and leaking waste drain lines and water supply lines, electrical and fire hazards, mold growth, and many other issues. The petitioner is seeking an extension of time to complete repairs. Due to the scope of the work required staff supports granting an extension of time on certain items.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadlines stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the

possibility of fines.

Compliance Deadline:

Exterior work including roof repairs but not including installation of an approved handrail on the front steps or replacement of the broken receptacle cover adjacent to the front steps: May 9, 2011

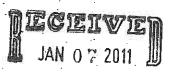
No extension is granted for other items

Attachments:

Complaint inspection report, off-cycle inspection report, appeal form, photographs



Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420



Petitioner's Address & Phone Number: 106 Ehill Side DR Blooming for IN 47401 Owner's Name: mich gel R. Oconner Owner's Address & Phone Number: 106 Ehill Side DR Blooming ton In 47401 812-339-0656 Address of Property: 1429 Swashing ton St Blooming for In 47401 Occupant(s) Name(s): 7 chits The following conditions must be found in each case in order for the Board to consider the request: 1. That the value of the area about the property to which the exception is to apply will not be adversely affected. 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare.	Petitioner's Name: Michael RoconnoR 81	2 3 3 9 - 06 5 6
Owner's Address & Phene Number: 106 Exill Side OR Bloom in 3 ton In 17401 812- 339-0656 call 272.7095 Address of Property: 1429 Swashington St Broom in 3 ton En 272.7095 The following conditions must be found in each case in order for the Board to consider the request: 1. That the value of the area about the property to which the exception is to apply will not be adversely affected. 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare. Identify the variance type that you are requesting from the following list and attach the required information. A. An extension of time to complete repairs. (Petition type: TV) Specify the items that need the extension of time to complete Explain why the extension is needed Specify the modifications and or alterations you are suggesting C. Relief from an administration decision. (Petition type: AA) Specify the decision being appealed and the relief you are seeking D. Rescind a variance. (Petition type: RV) Letal the existing variance.	Petitioner's Address & Phone Number: 106 Enill Side DR Bloom in 9 to	
Address of Property: 1429 Swashington St Bloomington Fin 272.76 96 With 147401 Occupant(s) Name(s): 7 Clarits The following conditions must be found in each case in order for the Board to consider the request: 1. That the value of the area about the property to which the exception is to apply will not be adversely affected. 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare. Identify the variance type that you are requesting from the following list and attach the required information. A. An extension of time to complete repairs. (Petition type: TV) Specify the items that need the extension of time to complete Explain why the extension is needed Specify the time requested Specify the code reference number you are appealing Detail why you are requesting the variance Specify the modifications and or alterations you are suggesting C. Relief from an administration decision. (Petition type: AA) Specify the decision being appealed and the relief you are seeking. D. Rescind a variance. (Petition type: RV) Let Detail the existing variance	Owner's Name: MICHGEL ROCONNER	
Occupant(s) Name(s): The following conditions must be found in each case in order for the Board to consider the request: 1. That the value of the area about the property to which the exception is to apply will not be adversely affected. 2. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare. Identify the variance type that you are requesting from the following list and attach the required information. A. An extention of time to complete repairs. (Petition type: TV) Specify the items that need the extension of time to complete Explain why the extension is needed Specify the time requested B. A modification or exception to the Hotking Property Maintenance Code. (Petition type: V) Specify the code reference number you are appealing Detail why you are requesting the variance Specify the modifications and or alterations you are suggesting C. Relief from an administration decision. (Petition type: AA) Specify the decision being appealed and the relief you are seeking. D. Rescind a variance. (Petition type: RV) Detail the existing variance	812- 33	9-0636
That the varies of the area about the property to which the exception is to apply will not be adversely affected. That the exception is consistent with the intent and purpose of the housing code and promotes public health, safety, and general welfare. Identify the variance type that you are requesting from the following list and attach the required information. A. An extension of time to complete repairs. (Petition type: TV) Specify the items that need the extension of time to complete Explain why the extension is needed Specify the time requested Specify the code reference number you are appealing Detail why you are requesting the variance Specify the modifications and or alterations you are suggesting C. Relief from an administration decision. (Petition type: AA) Specify the decision being appealed and the relief you are seeking D. Rescind a variance. (Petition type: RV) Detail the existing variance	47401	
A. An extension of time to complete repairs. (Petition type: TV) Specify the items that need the extension of time to complete Explain why the extension is needed Specify the time requested B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V) Specify the code reference number you are appealing Detail why you are requesting the variance Specify the modifications and or alterations you are suggesting C. Relief from an administration decision. (Petition type: AA) Specify the decision being appealed and the relief you are seeking D. Rescind a variance. (Petition type: RV) Detail the existing variance	That the exception is consistent with the intent and purpose of the housing code and promotes public health.	
	Specify the items that need the extension of time to complete Explain why the extension is needed Specify the time requested B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V) Specify the code reference number you are appealing Detail why you are requesting the variance Specify the modifications and or alterations you are suggesting C. Relief from an administration decision. (Petition type: AA) Specify the decision being appealed and the relief you are seeking D. Rescind a variance. (Petition type: RV) Detail the existing variance	
certify that all information submitted with this request is correct and I have enclosed the \$20.00 filing fee. lignature: Mk Rolling Petition Number:	ignature: Mer Her R. O'Sonne 11-TV-21	



Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

ise write a brief narrative in the space provided below. Be specific as to what you are requesting, the reason(s) or fication(s) for your request, the amount of time needed to bring the property into compliance, as well as any ifications and/or alterations you are suggesting.)

X+ ROOF REPARES NEED TO BE DONE IN WARM WEGTHER	
Pring of these year after APRIL 2011 LENGATH OF tim	Ċ
WEEKS. PANE to REPAIR RGFTERS & DECKINSA	
hingles Exter & Inter BARCKING	
) Exterior painting a maintance Exterior	
FBUILDING ONE MO MAY 2011	
2 Bysment of Flooring stud	
D REPAIR FLOORING IN APT(2)	
CURRENTLY OCC FULL TIME	
Repairs In Bythroom & Kitchen	
AREA.	

nature: Mile D'Cannor

Date: AN 7-2011



Complaint Inspection Report

2336

OWNERS

O'CONNER, MICHAEL 106 E. HILLSIDE ST. BLOOMINGTON, IN 47401

Prop. Location: 1429 S WASHINGTON ST

Date Inspected: 10/15/2010 Inspectors: Robert Hoole Primary Heat Source: Gas Property Zoning: RC Number of Stories: 2 Number of Units/Structures: 7 / 1 Number of Bedrooms: 1 br each unit Max # of Occupants: 2 each unit

Foundation Type: Basement

Attic Access: N/A Accessory Structure:

The following items are the result of a complaint inspection conducted on 10/15/2010. It is your responsibility to repair these items and to schedule a re-inspection within **fourteen (14)** days of the mailing of this report. Failure to comply with this inspection report will result in this matter being referred to the City of Bloomington Legal Department. Failure to comply with this complaint inspection report may result in fines of up to \$100.00/day. If you have questions regarding this report, please contact this office at 349-3420.

<u>Apt. 2</u>

Replace the deteriorated front entry door. PM-303.15

Properly repair the hole in the living room wall that was cut to access bathtub plumbing. PM-304.3

Repair the toilet to flush as intended and make it level. PM-504.1

Repair the floor to be free of holes and install an appropriate floor covering. PM-304.4, PM-102.8

236



Off-Cycle Report

2336

OWNERS

=====

O'CONNER, MICHAEL 106 E. HILLSIDE ST. BLOOMINGTON, IN 47401

Prop. Location: 1429 S WASHINGTON ST

Date Inspected: 10/29/2010 Inspectors: Robert Hoole Primary Heat Source: Gas Property Zoning: RC

Property Zoning: RC Number of Stories: 2 Number of Units/Structures: 7 / 1 Number of Bedrooms: 5-1 br./2-eff. Max # of Occupants: 2 each unit

Foundation Type: Basement

Attic Access: Yes Accessory Structure:

INTERIOR

General Statement: Eliminate the roach infestation throughout the building. PM-306.4

Apt. 2

Properly repair all stained and otherwise deteriorated ceilings in this unit. PM-304.3

Living room $(10 \frac{1}{2} \times 10)$

Replace the deteriorated front door. PM-303.13

Repair the windows on the west wall to be weather tight. PM-303.13

Bedroom (10×11)

Remove the screws attaching the air conditioner to the egress window. PM-303.13.2 NOTE: The egress window will be measured at reinspection.

Properly secure loose electrical receptacles and cover plates. PM-605.1

Properly repair the walls to eliminate holes. PM-304.3

237

Install a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. PM-704.1

Kitchen (8 x 5)

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Properly repair the floor to be structurally sound and to eliminate soft areas. PM-304.2

Repair the oven to function as intended. PM-603.1

Replace the broken broiler handle. PM-603.1

Secure the lose sink faucet and replace the deteriorated board that it is mounted to. The faucet shall be mounted to a surface designed to withstand expected moisture. PM-102.8, PM-504.1

Replace the missing cabinetry elements. PM-304.3, PM-102.8

Bath

Properly repair the floor to be structurally sound and to eliminate soft areas. PM-304.2

Properly secure the loose toilet. PM-504.1

Replace the deteriorated caulk in the tub. PM-304.3

Apt. 1

Properly repair all stained and otherwise deteriorated ceilings in this unit. PM-304.3

Living room (10 ½ x 10 ½)

Repair the entry door to lock and latch as intended and to be weather tight. PM-303.13, PM-303.15

Repair the windows to be weather tight. PM-303.13

Bedroom (10 ½ x 11)

Remove the screws attaching the air conditioner to the egress window. PM-303.13.2 NOTE: The egress window will be measured at reinspection.

Install a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. PM-704.1

Bath

Replace the missing switch cover plate. PM-605.1

Eliminate the leak from the sink faucet handle. PM-504.1

Replace the deteriorated entry door. PM-304.6

Kitchen (10 x 3)

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Repair the stove so that all burners ignite and function as intended. PM-603.1

Replace the missing drawer front panels. PM-304.3

South entry hallway

Properly repair the deteriorated ceiling and wall surfaces. PM-304.3

Provide a complete directory of all service panels and circuits. PM-605.1

There is a sign taped to the service panel indicating that breaker 14 should not be turned on. Provide documentation from a licensed electrician that this defect has been corrected. PM-605.1

Extension cords shall not be used as permanent wiring. Remove the extension cord that passes through the wall adjacent to the exterior door. PM-605.1

Replace all broken stair treads. PM-304.4

Install unit number signage at the entrance to Apt. 5. PM-102.8

Apt. 7

Kitchen (8 x 9)

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Provide operating power to smoke detector. PM-704.1

Bath

Repair the windows to remain fully open using hardware that is part of the window. PM-303.13.2

Repair the toilet to eliminate unnecessary water use. PM-504.1

Main room (13 x 12)

Install a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. PM-704.1

Repair the light fixture to function as intended. PM-605.1

NOTE: The egress window will be measured at reinspection.

Common hall bath

Properly repair all deteriorated wall surfaces. PM-304.3

Replace the glazing compound on the window. PM-303.13

Apt. 5 (vacant)

Kitchen (9 x 20)

Repair the stove so that all burners function as intended. PM-603.1

A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

All fire extinguishers must be inspected every 30 days and a record of that inspection shall be kept. Metal head extinguishers shall be subjected to maintenance at intervals of not more than one (1) year and shall have a tag or label securely attached that indicates the month and year the maintenance was performed as well as the identity of the person/company performing the service. Metal head extinguishers must be recharged every six years and hydro-tested every 12 years per NFPA-10. Plastic head extinguishers must be replaced every 12 years per NFPA-10. PM-704.3

Replace the broken window pane. PM-303.13.1

Remove the tape from the sink drain and repair using approved methods and materials. PM-504.1

Properly secure the loose door knob. PM-303.15

Provide operating power to smoke detector. PM-704.1

Replace the deteriorated countertop. PM-304.3

Main room (10 x 12 ½)

Properly repair the deteriorated ceiling. PM-304.3

Existing Egress Window Measurements:

Height: 22 inches
Width: 27 inches
Sill Height: 23 inches
Openable Area: 4.12 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Repair the west windows to be weather tight. PM-303.13

Lamp cord shall not be used as permanent wiring. Install the light fixture using wire designed for permanent installation. PM-605.1

Replace the closet door. PM-304.3

Apt. 4

Kitchen (9 x 8)

Repair the entry door to lock and latch as intended. PM-303.15

Properly repair the deteriorated ceiling. PM-304.3

Replace the broken receptacle behind the stove. PM-605.1

Properly repair the deteriorated wall surface adjacent to the stove. PM-304.3

Replace the deteriorated stove. PM-603.1

Properly seal the perimeter of the sink where it meets the countertop. PM-504.1, PM-102.8

Properly repair the plumbing under the sink using approved methods and materials. PM-504.1, PM-102.5

Bath

Properly repair the deteriorated ceiling. PM-304.3

Replace the missing trim ring on the recessed light fixture. PM-304.3, PM-102.8

Repair the window to be weather tight and to remain fully open using hardware that is part of the window. PM-303.13.2, PM-303.13

Bedroom (13 x 16)

Existing Egress Window Measurements:

Height: 24 inches
Width: 27 inches
Sill Height: 22 inches
Openable Area: 4.50 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

Secure the loose light switch on the east wall. PM-605.1

Correct the wiring of the receptacle on the east wall so that it is not controlled by the dimmer incorporated into the light switch. Properly ground the electrical receptacle. If the receptacle is on an ungrounded system, it is acceptable to install a 2-pole, ungrounded receptacle, or a GFCI receptacle. PM-605.1

Install a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. PM-704.1

Repair the south window to be weather tight and properly repair / replace the rotted frame. PM-303.13.2

Repair the south window on the west wall to open fully and to remain fully open using hardware that is part of the window. PM-303.13.2

Attic

Properly replace all deteriorated and water damaged roof decking. PM-303.7

Properly replace all deteriorated and water damaged rafters. PM-303.7, PM-04.2

Enclose all electrical splices in approved securely mounted junction boxes with covers installed. PM-605.1

There is large electrical enclosure overflowing with wires. No cover is installed on the enclosure. Install a cover on the enclosure and provide documentation from a licensed electrician that this enclosure is not in violation of box fill electrical codes or other applicable codes. PM-605.1, PM-102.8, PM-104.3, PM-105.3

Eliminate the use of extension cords as permanent wiring. PM-605.1

Properly seal all openings into the attic from the exterior to prevent the entry of birds and rodents. PM-303.6

Apt. 3

Living room $(12 \frac{1}{2} \times 13)$

Repair the screen door to fit properly and prevent the entry of insects. PM-303.15

Repair the south windows to be weather tight. PM-303.13

Hallway

Properly repair the deteriorated wall surface. PM-304.3

<u>Bath</u>

Properly secure the loose toilet. PM-504.1

Properly repair the deteriorated walls and ceiling. PM-304.3

Properly seal the perimeter of the floor covering and eliminate the tear near the tub. PM-102.8, PM-304.4

Repair the entry door to latch properly. PM-304.6

Bedroom (10 ½ x 9)

Existing Egress Window Measurements:

Height: 20 inches
Width: 27 inches
Sill Height: 37 inches
Openable Area: 3.75 sq. ft.

Note: These measurements are for reference only. There is no violation of the

emergency egress requirements.

Dining room (13×9)

Repair the windows to be weather tight, to open and close as intended, to remain fully open using hardware that is part of the window, and to lock securely. PM-303.13, PM-03.13.2

Replace the missing trim above the south window. PM-304.3

Provide operating power to smoke detector. PM-704.1

<u>Kitchen (13 x 7)</u>

Replace the discharged fire extinguisher. A minimum **1A 10BC** classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3.

Repair the windows to be weather tight, to open and close as intended, to remain fully open using hardware that is part of the window, and to lock securely. PM-303.13, PM-03.13.2

Repair the exterior door to latch as intended and to be weather tight. Replace the broken pane. PM-303.15, PM-303.13

Properly repair the deteriorated floor and threshold adjacent to the exterior door. PM-304.3, PM-304.2

Eliminate the drip from the kitchen faucet. PM-504.1

Replace the missing protective cover for the light fixture on the south wall. PM-605.1

Apt. 6

<u>Kitchen</u>

Replace the deteriorated floor covering. PM-304.3

Scrape and paint the ceiling. PM-304.3

Bath

No violations noted.

Bedroom (12 x 13)

Secure the receptacle on the east wall. PM-605.1

NOTE: The egress window will be measured at reinspection.

Basement

Eliminate the water leaks from the water supply plumbing. PM-504.1

Eliminate the leaks from the drain plumbing. PM-504.1

Remove all tape from plumbing lines and repair using approved methods and materials. PM-504.1, PM-102.5

Eliminate all mold growing on structural members and on all other surfaces. PM-102.8, PM-304.1

Install an approved cap on the open sewer cleanout where the sewer line exits the structure. PM-504.1

Eliminate all standing water and sewage in the basement, including the dugout crawlspace area. PM-304.1, PM-102.8

Replace the broken and leaking drain pipe adjacent to the water heater and the dugout crawlspace area. PM-504.1

Replace all rotted and termite-damaged structural members, including but not limited to subfloors, joists, band boards, plates, beams, and support posts. PM-304.2

Eliminate the accumulation of rubbish and flammable materials and rodent harborage in the basement. PM-304.1

Properly seal the opening where the water heater flue enters the chimney. PM-603.2

Install a smoke detector in an approved location. If wall mounted, it shall be located between 6 and 12 inches from the ceiling. If ceiling mounted, it shall be located at least 4 inches from the wall. PM-704.1

EXTERIOR

Scrape and paint exterior surfaces where paint is peeling or wood is exposed. PM-303.2 NOTE: The compliance deadline for this item is 10/29/2011.

Properly repair all deteriorated soffits, gutters, and fascia. PM-303.6, PM-303.7

Properly repair the rotted areas at the south end of the back porch. PM-303.6

Properly repair the roof using approved methods and materials. PM-303.7

Replace the broken receptacle cover adjacent to the front steps. PM-605.1

Install an approved handrail on the south side of the front stairs. PM-303.12.1

OTHER REQUIREMENTS

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.12.050 (d)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.040

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)













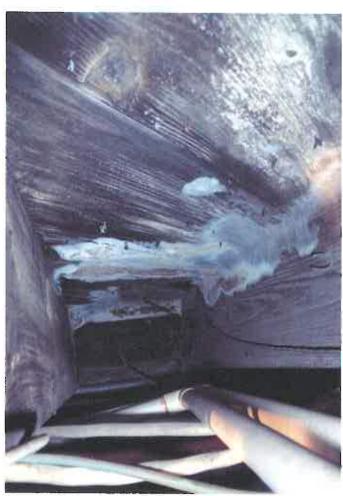


























































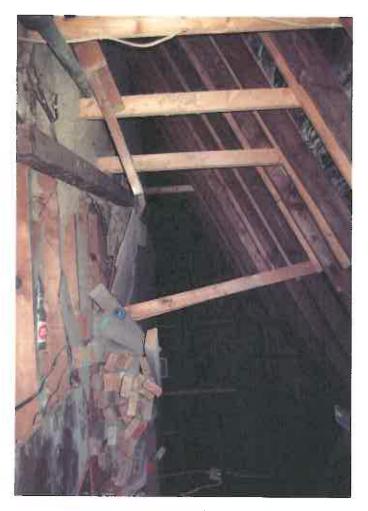








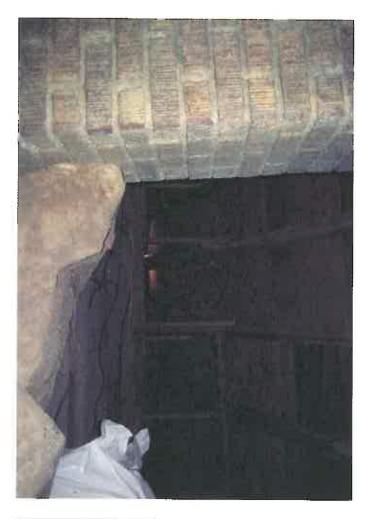












































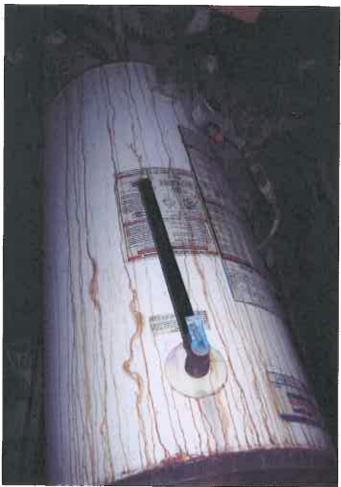




































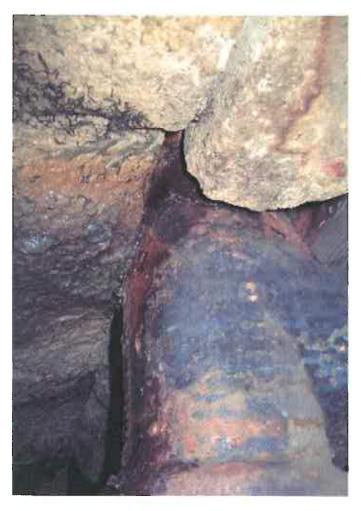








































Board of Housing Quality Appeals Staff Report: Petition for Relief from an Administrative Decision

Meeting Date:

February 09, 2011

Petition Type:

Relief from an administrative decision

Petition Number:

10-AA-22

Address:

1200 N. Washington Street

Petitioner:

Mark Webb

Inspector:

Maria McCormick

Staff Report:

December 2, 2010 completed Cycle Inspection

The Petitioner requests relief from the administrative requirement that he provide documentation to HAND from a professional HVAC contractor for service, inspection and CO testing of the property's furnace. Petitioner believes relied is warranted because the Property Maintenance Code does not specifically require said documentation.

PMC 104.2 (BMC 16.04.040(b)) states that "the code official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and procedures; ... and to designate requirements applicable because of local climatic or other conditions." The code official is defined as the Director of HAND.

Previous directors promulgated the rule that all properties which contain a gas furnace must submit documentation from a professional HVAC contractor showing the furnace has been serviced, inspected and undergone CO testing. This rule has been in effect for at least the last 10 years. The purpose of this rule is to insure that the HVAC system is functioning as intended. The rule was clearly established to promote the public health, safety and general welfare of those individuals protected by the PMC, the administrative rule is valid and enforceable.

The Petitioner is also requesting relief from moving his fire extinguisher out of its current location in a closet. The PMC states "A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. PM-704.3."

Staff recommendation: Deny the requests.

Conditions:

All repairs and documentation must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the possibility of fines.

Compliance Deadline: March 9, 2011

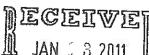
Attachments:

Application for Appeal, Cycle Report, Photos



Application For Appeal To The Board of Housing Quality Appeals P.O. Box 100

Bloomington, IN 47402 812-349-3420 hand@bloomington.in.gov



Property Address	: 1200 North Was	shington Street, Bloomington, I	ВҮ:
Petitioner's Name	: Mark Webb		
Address: 2520 Rou	ndhill Court		
City: Bloomington		State: Indiana	Zip Code: 47401
Phone Number:	(812) 327-7114	E-mail Address: mlre4@a	aol.com
Owner's Name: M	1ark Webb		
Address: 2520 Rou	ndhill Court		
City: Bloomington		State: Indiana	Zip Code: 47401
Phone Number:	812-327-7114	E-mail Address: mlre4@a	ol.com
Occupants: Daugh	ter & Niece		
I. That the exception health, safety, an 2. That the value of affected.	on is consistent d general welfa f the area abou	with the intent and purpose re. t the property to which the	ler for the Board to consider the request: of the housing code and promotes public exception is to apply will not be adversely
r	7.8	you are requesting from t	he following drop down menu:
Variance Type:	AH		,
Application or the complete! A comp	application will leted applicatio 1g application d	tted with the Appeal not be considered to be on has to be submitted leadline in order to be	(Will be assigned by BHQA) $11-AA-22$ Petition Number:

In the space provided below please write a brief narrative regarding your request. Be specific as to what you are requesting, the reason(s) or justification(s) for your request, the amount of time needed to bring the property into compliance, as well as any modifications and/or alterations you are suggesting. The following information must be included dependent upon the type of variance you are requesting:

- A. An extension of time to complete repairs. (Petition type: TV)
 - 1. Specify the items that need the extension of time to complete.
 - 2. Explain why the extension is needed.
 - 3. Specify the time requested.
- B. A modification or exception to the Housing Property Maintenance Code. (Petition type: V)
 - 1. Specify the code reference number you are appealing.
 - 2. Detail why you are requesting the variance.
 - 3. Specify the modifications and or alterations you are suggesting.

C. Relief from an administration decision. (Petition type: AA)

- 1. Specify the decision being appealed and the relief you are seeking.
- D. Rescind a variance. (Petition type: RV)
 - 1. Detail the existing variance.
 - 2. Specify the reason the variance is no longer needed.

Petition type: AA - I'm requesting relief and removal from the inspection report, the referenced violation of PM603.1 requiring documentation from a 'professional HVAC contractor for service, inspection and CO testing' on the following basis: 1). PM603.1 does not include any of the quoted text, definitions or requirements used as the basis for the noted violation. 2). No evidence or documentation was provided, produced or cited as a basis for any concern or cause. 3). No property records, HAND is required to maintain, exist documenting any past compliance requirements or violations of PM603.1- or any other code or ordinance violations. 4). The referenced violation and requirement for compliance is not defined or included anywhere in the Bloomington Municipal Code, Property Maintenance Code, Title 16 or Title 18. 5). With references including, but not limited to, the Indiana Fuel and Gas Code, International Mechanical Code, International Fire Code, National Fire Code, Uniform Building Code, State of Indiana Fire Prevention and Building Safety Commission and its predecessor agencies and the Monroe County Building Department, no such service and testing requirements exist, have been adopted or recognized as a requirement regarding this referenced violation. 6). The Office of the City of Bloomington Common Council have confirmed that no such text, language, requirement, code has been included, recognized or adopted as part of the Property Maintenance Code. I respectfully request that the Board or HAND produce the legally adopted and enforceable code for my understanding and compliance, provide an acceptable definition or "Professional HVAC Contractor" since the State, Monroe County or City of Bloomington recognize any "professional licensing requirements" or remove the violation from this inspection report of public record as unenforceable and unnecessary. I'm also requesting relief from noted violation of PM704.3. The fire extinguisher is located in exactly the same spot as the previous cycle inspection. The current location was approved and signed off as approved by HAND as compliant with reference to PM105.1 and without conflict of and in compliance with currently adopted and recognized fire code. I respectfully request all referenced violations be removed from this report of puble

record and the moximum stowable occuponing	permit	be provided
Signature (Required):		
Name (Print): Mark Webb	Date:	1/13/11

Important information regarding this application format:

- 1. This form is designed to be filled out electronically, printed, then returned/submitted manually (e.g. postal mail).
- 2. This document may be saved on your computer for future use, however, any data that you have entered will not be saved.

Print Form



City of Bloomington Housing and Neighborhood Development

RENTAL PERMIT INFORMATION

DEC 13 2010

Mark Webb 2520 Roundhill Ct. Bloomington, IN 47401

Property Location: 1200 N. Washington Street

Please find enclosed the Cycle Inspection Report which detail recommendations and violations found during the recent inspection of your rental property. You have sixty (60) days from the date of this letter to correct the violations listed on the report.

Once violations have been corrected, it is your responsibility to call the Housing and Neighborhood Development office by FEB $1\,3\,2011$ to schedule a re-inspection. You have the right to appeal any violation to the Board of Housing Quality Appeals. An appeal form can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

This report is issued in accordance with Section PM106.1 and PM106.2 of the Housing-Property Maintenance Code. Residential Rental Occupancy Permits will not be issued until all interior and exterior violations have been corrected, and all fees have been paid. Please be advised that non-compliance by the deadlines listed in this letter can limit the permit period to a maximum of three (3) years. A copy of the Notice of Fees can be found at www.bloomington.in.gov/hand. If you do not have access to the internet, you may contact HAND at 349-3420 and a form will be provided.

If you have any questions regarding the permit process, please call weekdays between 8:00 a.m. and 5:00 p.m., at (812) 349-3420.

Sincerely,

Housing and Neighborhood Development Department

Enclosures: Inspection Report

Xc:



City of Bloomington Housing and Neighborhood Development

Cycle Report

7710

OWNERS

WEBB, MARK 2520 ROUNDHILL CT. BLOOMINGTON, IN 47401

Prop. Location: 1200 N WASHINGTON ST

Date Inspected: 12/02/2010 Inspectors: Maria McCormick Primary Heat Source: Gas

Property Zoning: RC Number of Stories: 2 Number of Units/Structures: 1/1

Number of Bedrooms: 3 Max # of Occupants: 3 Foundation Type: Slab Attic Access: Yes

Accessory Structure: None

INTERIOR:

Main Level -

Kitchen/Living Room 18-3 x 16-9:

A minimum 1A 10BC classification fire extinguisher shall be mounted in a visible, accessible location, in or adjacent to the kitchen, away from the range, and in the path of egress. The securing mechanism must be no more than 5 feet above the floor. The fire extinguisher is currently mounted in the closet leading to the mechanical area behind a closed door. PM-704.3

Mechanical Room:

Thoroughly clean and service the furnace, inspect and test shut off valves for proper operation. Documentation from a professional HVAC contractor for this service is acceptable and encouraged. Servicing shall include a test for carbon monoxide. Acceptable levels of carbon monoxide are as follows:

Desired level:

0 parts per million (ppm)

Acceptable level in a living space:

9 ppm

Maximum concentration for flue products:

50 ppm

PM-603.1

277

Eax: (812) 349-3582

2nd Level -

SE Bedroom/Bathroom 9-3 x 10-8; SW Bedroom 10-5 x 12-1; NW Bedroom 10-5 x 12-2:

No violations noted.

Existing Egress Window Measurements:

Height: 26 ½ inches Width: 32 ½ inches Sill Height: 18 inches Openable Area: 5.95 sq. ft.

Note: These measurements are for reference only. There is no violation of the emergency egress requirements.

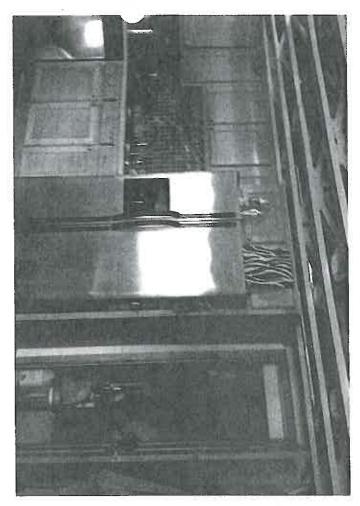
Laundry Closet; Hallway; Bathroom: No violations noted.

EXTERIOR:

No violations noted.

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)









Board of Housing Quality Appeals Staff Report: Petition for Extension of Time

Meeting Date:

February 9, 2011

Petition Type:

An extension of time to complete repairs

Petition Number:

11-TV-23

Address:

700-864 S. Clarizz

Petitioner:

Abodes Inc.

Inspector:

Robert Hoole

Staff Report:

December 3, 2010

Cycle inspection report mailed

January 12, 2011

Appeal filed

During the cycle inspection it was noted that some egress windows did not meet the code requirements in place at the time of construction. The petitioner is seeking an extension of time to complete the process of requesting a variance from the State of Indiana to allow the windows to remain unchanged.

Staff recommendation:

Grant the extension of time.

Conditions:

All repairs must be completed and re-inspected no later than the deadline stated below, or this case will be turned over to the City of Bloomington Legal Department for further action including the

possibility of fines.

Compliance Deadline:

April 9, 2011

Attachments:

Appeal form, cycle inspection report



Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

Petitioner's Name: Abodes Inc - The	VIIIOGS CAT PULL TO	
Petitioner's Address & Phone Number: 940 S. Clariz	z Blud # 25 812	: - <u>33</u> :
Owner's Name: Abodes Inc		·
Owner's Address & Phone Number: Same		
Address of Property: 700-864 S. Clarizz	Blvd	
Occupant(s) Name(s):		
The following conditions thust be found in each case in order for the 1. That the value of the area about the property to which the exception 2. That the exception is consistent with the intent and purpose of the h safety, and general welfare.	n is to apply will not be adversely affecte	d.
A. An extension of time to complete repairs. (Petition type Specify the items that need the extension of time to Explain why the extension is needed Specify the time requested B. A modification or exception to the Housing Property M Specify the code reference number you are appeal Detail why you are requesting the variance Specify the modifications and or alterations you at C. Relief from an administration decision. (Petition type: A Specify the decision being appealed and the relief. D. Rescind a variance. (Petition type: RV) Detail the existing variance Specify the reason the variance is no longer needed.	e: TV) to complete Laintenance Code. (Petition type: V) ling tre suggesting AA) Lyou are seeking	tion.
I certify that all information submitted with this request is correct at	nd I have enclosed the \$20.00 filing fee	
Signaturo: Lasher Vanness	11-TV-23	
Name (print): Heather VanNess:	Petition Number:	



Application for Appeal To The Board of Housing Quality Appeals P.O. Box 100 Bloomington, IN 47402 812-349-3420

se write a brief nan leation(s) for your fications and/or alt	request, the am	ount of time yes	ow. Be speci eded to bring	fic as to wh the property	at you are re y into compli	questing, the r lance, as well	eason(s) or as any
BMC.	16.02.0	40 (6)					
Curre	untly as	oplying f	or an	Egre	ess Va	nance	with_
Hão 1	ndiana	fire 4	Buildir	19 Sas	fety C	ommiss	ion
		nents do					
		lear width			•		
•	equireme	•	i, rieigii				
						,	
		,			- •		
					=	,	
						, , , , , , , , , , , , , , , , , , ,	
			*		-1		
	, ,			, i			٠.

eather Vanylers



Cycle Report

6355

OWNERS

====== ABODES, INC. 940 S. CLARIZZ BOULEVARD #25 BLOOMINGTON, IN 47401

Prop. Location: 700 S CLARIZZ BLVD

Date Inspected: 11/22/2010 Inspectors: Robert Hoole Primary Heat Source: Electric

Property Zoning: RM Number of Stories: 2 Number of Units/Structures: 78 / 8

Number of Bedrooms: 1 each Max # of Occupants: 2 each Foundation Type: Crawl Space

Attic Access: Yes Accessory Structure:

NOTE: Room inventory and dimensions are on file. Only those areas containing violations are listed in this report.

Egress requirements at the time of construction (2000):

Height:

24 inches

Width:

20 inches

Sill Height: 44 inches max.

Openable Area: 5.7 sq. ft.

283

Housing Division: (812) 349-3401

INTERIOR

The following applies to units 718, 708, 706, 704, 700, 710, 714, 740, 730, 726, 722, 732, 736, 762, 752, 744, 754, 758, 776, 766, 770, 774, 784, 780, 800, 792, 786, 794, 812, 802, 806, 810, 820, 816, 864, 854, 850, 846, 856, 860, 842, 832, 828, 824, 838, 834:

The emergency egress window does not meet the minimum requirements for a multi-unit structure built in 2000:

Openable area required: 5.7 sq. ft. Existing area: 4.59 sq. ft. Clear width required: 20" Existing width: 27" Clear height required: 24" Existing height: 24 ½ "

Maximum sill height: 44" above finished floor Existing sill: 22"

The emergency egress window does not meet the minimum code requirements for the time the structure was built. For that reason, the City will not issue a rental permit until either the window is altered or replaced to meet the code requirement at the time of construction, or you apply for an egress variance with the Indiana Fire and Building Safety Commission. BMC-16.02.040 (b).

The State variance application forms are available at the *Department of Homeland Security* on the *Fire Prevention and Building Safety Commission*'s web site at www.in.gov/dhs/2375.htm. Scroll down to *Downloadable Forms and Documents* and click on *Variance Application and Instructions*. If you need any further clarification, the Commission can be reached at 317.233.5341.

708

Repair the smoke detectors in this unit to be interconnected. PM-704.1

706

Bath

Repair the exhaust fan to eliminate excessive noise. PM-403.2

700

Repair the smoke detectors in this unit to be interconnected. PM-704.1

712

Living room

Replace the smoke detector back-up battery. PM-704.1

Bedroom

Replace the broken window pane. PM-303.13.1

730

Install a hard-wired smoke detector with battery back-up in the common area outside of the sleeping room. The smoke detector shall be interconnected with the smoke detector in the sleeping room, PM-704.1

726

Living room

Replace the missing smoke detector. PM-704.1

746

Living room

Replace the smoke detector back-up battery. PM-704.1

Bedroom

Replace the smoke detector back-up battery. PM-704.1

744

Living room

Replace the missing smoke detector. PM-704.1

Bedroom

Replace the missing smoke detector. PM-704.1

758

Bedroom

Repair / replace the smoke detector to function as intended. PM-704.1

Bedroom

Replace the smoke detector back-up battery. PM-704.1

Living room

Replace the smoke detector back-up battery. PM-704.1

766

Living room

Replace the missing smoke detector. PM-704.1

Bath

Properly repair the deteriorated subfloor adjacent to the tub. PM-304.2

Bedroom

Replace the missing smoke detector. PM-704.1

780

Bedroom

Repair / replace the smoke detector to function as intended. PM-704.1

800

Living room

Repair / replace the smoke detector to function as intended. PM-704.1

Bedroom

Replace the smoke detector back-up battery. PM-704.1

792

Kitchen

Repair / replace the GFCI receptacle left of the stove to function as intended. PM-605.2

Living room

Replace the missing smoke detector. PM-704.1

Bedroom

Replace the missing smoke detector. PM-704.1

864

Bedroom

Repair / replace the smoke detector to function as intended. PM-704.1

852

Bath

Eliminate the leak at the base of the toilet. PM-504.1

848

Repair the smoke detectors in this unit to be interconnected. PM-704.1

842

Kitchen

Repair the receptacle right of the stove to function as intended. PM-605.1

Living room

Repair / replace the smoke detector to function as intended and replace the back-up battery. PM-704.1

Study

NOTE: This room does NOT meet the minimum safety requirements for a sleeping room, and may not be used for sleeping purposes. Remove the bed from this room. BMC-16.02.040 (b).

Bedroom

Replace the missing smoke detector. PM-704.1

Repair the smoke detectors in this unit to function as intended and to be interconnected. PM-704.1

EXTERIOR

Repair the deteriorated guardrail on the rear deck of unit 712. PM-303.12

Repair the deteriorated guardrail on the rear deck of unit 800. PM-303.12

Repair the deteriorated guardrail adjacent to the front entrance of unit 798. PM-303.12

Replace the deteriorated front entry door of unit 846. PM-303.15

OTHER REQUIREMENTS

Show documentation that all fireplaces have been inspected within the last twelve months, or permanently and visibly seal the fireplaces to prevent use. Service and inspection shall include the firebox, damper, chimney and/or flue. Cleaning by a professional service is highly recommended. PM-603.1

Required documentation:

A completed copy of the Tenants and Owners Rights and Responsibilities Summary must be provided to this office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC 16.12.050 (d)

Required documentation:

The owner or his agent shall contact the tenant and arrange a joint inspection of the premises to occur within ten days of the tenant's occupancy of the rental unit. The owner or his agent and the tenant shall at that time jointly complete an inventory and damage list, and this shall be signed by all parties to the tenancy agreement. Duplicate copies of the inventory and damage list shall be retained by all parties and shall be deemed a part of the tenancy agreement. A completed copy of the Inventory & Damage List must be provided to the office or reviewed with the inspector within 60 days of the date of the inspection or a \$25.00 fine will be levied. BMC16.12.040

When issued, a copy of the new Rental Occupancy Permit shall be posted as required by BMC 16.12.080 (b): All rental units shall be required to have a current occupancy permit displayed in an accessible location inside the unit. The permit shall contain the name of the owner or his agent and the expiration date of the permit. BMC 16.12.080 (b)

MEMO

To: Members of the City of Bloomington Board of Housing

and Quality Appeals

From: Patty Mulvihill, Assistant City Attorney

Date: February 9, 2011
Re: Consent Agenda

A consent agenda is a practice by which non-controversial, routine and simple Board action items are organized apart from the rest of the agenda and are passed with a single motion and vote. Because items on a consent agenda are not considered controversial, there is no need for discussion regarding each individual item within the consent agenda before taking a vote. Items may only be placed on the consent agenda if all members agree; if even one member of the Board believes a specific item needs discussion, said item shall be removed from the consent agenda and placed on the regular agenda for the Board to discuss at it would any other item on the regular agenda (no vote is required for removal of an item from the consent agenda).

Consent agendas are used to save time during meetings. A consent agenda also helps the members of the Board to focus on the substantive topics of the day. Through the "bundling" process of a consent agenda, those items which do not warrant meeting time can be voted on in one simple action instead of taking significant time to vote on each separate item.

The consent agenda will appear very near the beginning of the meeting; probably after roll call is conducted. By placing the consent agenda at the beginning of the meeting, any item removed from the consent agenda can be placed onto the overall agenda for discussion at a later point during the meeting.

In practice, a consent agenda works as follows. The HAND Director reads the contents of the consent agenda by title only, asks if any item should be removed from the consent agenda, and removes said item from the

consent agenda. Once all requested items are removed from the consent agenda, the HAND Director restates what is remaining in the consent agenda, states that if there is no objection the consent agenda is approved and the findings contained with in the respective staff reports shall become the findings of the Board.

For example, here is how this would occur in a normal meeting.

- 1. Staff, with Board input, creates a consent agenda in advance of the meeting. Each item within the consent agenda will be individually numbered.
- 2. The consent agenda is included as a proposal within the monthly packet.
- 3. During the meeting, the HAND Director puts the consent agenda before the Board and asks, "Does anyone wish to remove any item from the consent agenda?"
- 4. Any member of the Board may remove any item from the consent agenda by simply stating, "I wish to remove item number from the agenda."
- 5. If a member asked for the removal of an item, the HAND Director states the following, "Item Number ____ is removed from the consent agenda."
- 6. Once everything is removed from the consent agenda, the HAND Director asks, "Items 1 through ____ remain in the consent agenda and are before you. If there is no objection, those items will be approved and the findings contained within the respective staff reports shall become the findings of this Board."
- 7. The HAND Director should pause to ensure there is no objection and then state, "Seeing no objection, the items contained within the consent agenda are approved."

In order to begin utilizing a consent agenda a minor amendment to the Board's By-Laws is required. Article IV, Section F of the By-Laws sets the Order of Business for each meeting. This Section will need to be modified to include a place for a consent agenda. Attached to this Memorandum is a proposed By-Law Amendment for the Board's review and potential adoption. At least 4 members must approve any By-Law Amendment.

Proposed Amendment to the City of Bloomington Board of Housing and Quality Appeals Regarding Article IV, Section F (Order of Business)

It is proposed that the By-Laws of the City of Bloomington Board of Housing and Quality Appeals be amended regarding Article IV, Section F. Specifically, it is proposed that said Section be amended to read as follows:

	r of Business:
I.	Roll Call
II.	Review of Summary
III.	Consent Agenda
IV.	New Petitions
V.	Old Business
VI.	New Business
VII.	Staff Reports
VIII.	General Discussion
IX.	Adjournment
topics of the	ave time and help members of the Board focus on the actual substantive day.
	ed on this day of February, 2011, by the City of Bloomington's busing and Quality Appeals.
Board of H	ousing and Quality Appeals.
Board of Ho	ousing and Quality Appeals.